

BLOCK 3 LOT 7
IN OR 1338/1863
SPRING LAKE EST #1 PB 5/183

DEAN SHARON M
55030 DOGWOOD CT
CALLAHAN, FL 32011-1821

2023

46-2N-25-197A-0003-0070



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	15	HARDTILE 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC	8010.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,426	100	2,426	305,554
FGR	460	55	253	31,866
FOP	82	30	25	3,149
FOP	327	30	98	12,343
TOTALS	3,295		2,802	352,912

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,802	114.0480	135.43	379,475	2003	2008	0	0	7.00	93.00	
1 SNGL FAM - 100% - 2004												
Heated Area: 2426												
HX Base Yr 2004												
55030 DOGWOOD CT, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY					STANDARD	
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE					352,912	
TOTAL MARKET OB/XF VALUE					32,120	
TOTAL LAND VALUE - MARKET					50,000	
TOTAL MARKET VALUE					435,032	
SOH/AGL Deduction					219,081	
ASSESSED VALUE					215,951	
TOTAL EXEMPTION VALUE		HX HB			50,000	
BASE TAXABLE VALUE					165,951	
TOTAL JUST VALUE					435,032	
NCON VALUE					0	
INCOME VALUE						
PREVIOUS YEAR MKT VALUE					341,040	
PERMIT NUM		DESCRIPTION		AMT		ISSUED
21008314		REPAIR/RRF		18,600		06/24/2021
B17600		SWIM POOL		27,000		10/31/2006
B9650		NEW CONSTR		179,791		04/01/2002
E9558		NEW CONSTR		4,000		04/01/2002
M5925		H/AC		0		04/01/2002
P5572		NEW CONSTR		0		04/01/2002
SALES DATA						
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD
1338/1863		8/04/2005	WD	U	I	01
GRANTOR: DEAN MARK A						
GRANTEE: DEAN SHARON M						
1046/0483		3/26/2002	WD	Q	V	
GRANTOR: GANTT VANDAREN C & CA						
GRANTEE: DEAN MARK A & SHARO						
BUILDING NOTES						

EXTRA FEATURES							55030 DOGWOOD CT, CALLAHAN				INC DATE		AG DATE				
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/ XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,857.00	SF	4.00	4.00	100	2003	2003	3	84	6,240	
2	0861	POOL GUNIT	0	100	0	0	351.00	SF	85.00	85.00	100	2007	2007	3	52	15,514	
3	0845	KOOL DECK	0	100	0	0	1,318.00	SF	7.25	7.25	100	2007	2007	3	89	8,504	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	35	700	
5	0479	VF PICKET	0	100	0	0	127.00	LF	10.00	10.00	100	2007	2007	3	74	940	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	74	222	