

BLOCK 3 LOT 9
IN OR 924/907
SPRING LAKE EST #1 PB 5/183

MARTIN DEVLynn C & COLLEEN A
55080 DOGWOOD COURT
CALLAHAN, FL 32011

2023

46-2N-25-197A-0003-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

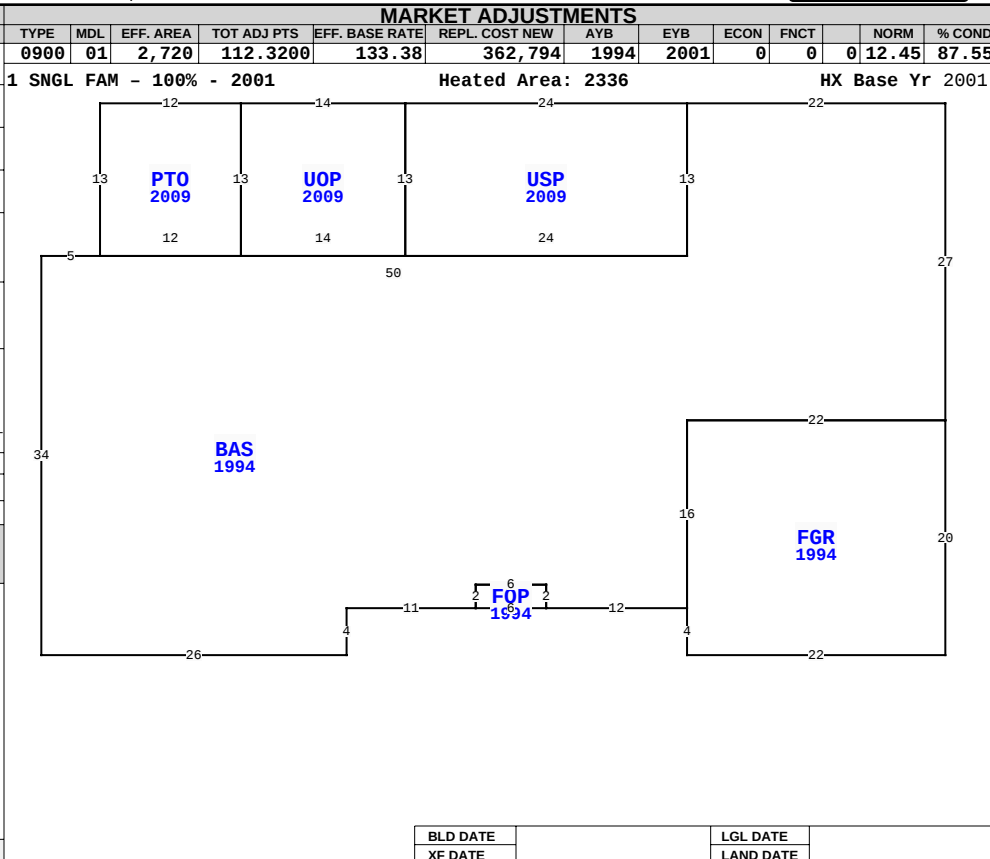
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,336	100	2,336	272,785
FGR	440	55	242	28,259
FOP	12	30	4	468
PTO	156	5	8	934
UOP	182	20	36	4,204
USP	312	30	94	10,977

TOTALS	3,438		2,720	317,626
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	570.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	100	0	0	322.00	SF	6.50
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30
6	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	734.00	SF	7.00
8	0855	CONC PAVER	0	100	0	0	94.00	SF	7.00
9	0476	VF 6 SBPL	0	100	0	0	357.00	LF	32.00
10	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00



TOTAL OB/XF 47,469														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	100	0	0	570.00	SF	5.20	5.20	100	1994	1994	3
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3
3	0810	CONCRETE A	0	100	0	0	322.00	SF	6.50	6.50	100	1996	1996	3
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2003	2003	3
6	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00	85.00	100	2012	2012	3
7	0855	CONC PAVER	0	100	0	0	734.00	SF	7.00	7.00	100	2012	2012	3
8	0855	CONC PAVER	0	100	0	0	94.00	SF	7.00	7.00	100	2012	2012	3
9	0476	VF 6 SBPL	0	100	0	0	357.00	LF	32.00	32.00	100	2019	2019	3
10	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3

TOTAL OB/XF 47,469														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					317,626				
TOTAL MARKET OB/XF VALUE					47,469				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					415,095				
SOH/AGL Deduction					219,089				
ASSESSED VALUE					196,006				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					146,006				
TOTAL JUST VALUE					415,095				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					322,670				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003366	REPAIR/RRF	10,425	04/01/2019
E25655	NEW CONSTR	0	12/01/2012
B1226627	SWIM POOL	30,000	11/01/2012
B10564	GARAGE	1,300	12/01/2002
R4633	REPAIR/RRF	300	12/01/2002
B941045	NEW CONSTR	105,000	05/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0924/0907	3/16/2000	WD	U	I	05	110,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: MARTIN DEVLynn & CO							
0877/0548	4/05/1999	CT	U	I	14	0	
GRANTOR: CLERK OF COURT							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1994] W5 S34 E26 N4 E11 FOP=[YR=1994] E6 N2 W6 S2\$ N2 E6 S2 E12 FGR=[YR=1994] S4 E22 N20 W22 S16 \$ N16 E22 N27 W22 USP=[YR=2009] W24 UOP=[YR=2009] W14 PTO=[YR=2009] W12 S13 E12 N13\$ S13 E14 N13\$ S13 E24 N13\$ S13 W50\$.									