

BLOCK 3 LOT 22
IN OR 675 PG 1191
SPRING LAKE EST #1 PB 5/183

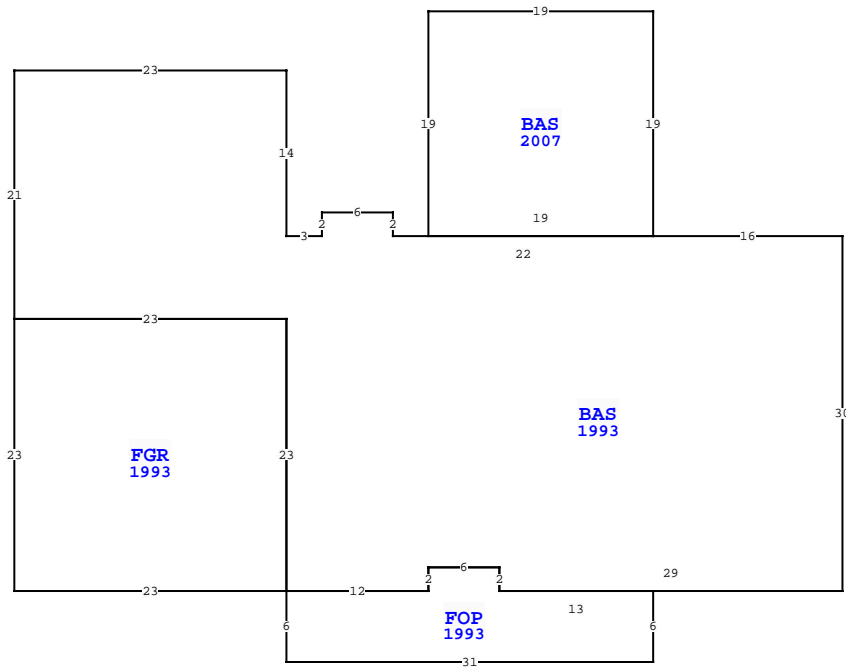
LANKFORD VERNICE
55194 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197A-0003-0220

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 90
Exterior Wall	12 CEDAR 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,604	105.5040	125.29	326,255	1989	1994	0	0	20.30	79.70
1 SNGL FAM - 100% - 0 Heated Area: 2254 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		260,025	
TOTAL MARKET OB/XF VALUE		18,098	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		328,123	
SOH/AGL Deduction		163,195	
ASSESSED VALUE		164,928	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		109,928	
TOTAL JUST VALUE		328,123	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,135	

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	1,893	100	1,893	189,028
BAS	361	100	361	36,048
FGR	529	55	291	29,058
FOP	198	30	59	5,891
TOTALS	2,981		2,604	260,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413836	REPAIR/RRF	9,100	03/01/2014
B9502447	GARAGE	8,942	12/01/1995
5588	NEW CONSTR	71,632	03/21/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0675/1191	2/18/1993	WD	Q	I		106,000
GRANTOR: TRANTHAM W L & M A						
GRANTEE: LANKFORD VERNICE &						
0564/0349	3/01/1989	WD	Q	V		24,500
GRANTOR: SPRING LAKE EST						
GRANTEE: TRANTHAM W L JR & M						

EXTRA FEATURES																
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0812	CONCRETE C	0 100	0	0	2,142.00	SF	4.00	4.00	100	1989	1989	3	59.5	5,098	
3	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1996	1996	3	25	5,040	
4	0811	CONCRETE B	0 100	0	0	922.00	SF	5.20	5.20	100	1996	1996	3	73	3,500	
5	0940	SHEDS/PORT	0 100	10	10	100.00	SF	19.50	19.50	100	2004	2004	3	24	468	
6	1242	WD DECK A	0 100	17	13	221.00	SF	10.00	10.00	100	1997	1997	3	20	442	
7	0300	BOAT DCK W	0 100	10	15	150.00	SF	30.00	30.00	100	1997	1997	3	26	1,170	

BLD DATE		07/28/2008	JW	LGL DATE
XF DATE		07/28/2008	JW	LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W16 BAS=[YR=2007] N19 W19 S19 E19\$ W22 N2 W6 S2 W3 N14 W23 S21 FGR=[YR=1993] S23 E23 FOP=[YR=1993] S6 E31 N6 W13 N2 W6 S2 W12\$ N23 W23\$ E23 S23 E12 N2 E6 S2 E29 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF													18,098									
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							