

BLOCK 3 LOT 26
IN OR 1832/1967
SPRING LAKE EST #1 PB 5/183

RUSSELL JOSHUA B & MELISSA F
55254 DEER RUN RD
CALLAHAN, FL 32011

2023

46-2N-25-197A-0003-0260



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

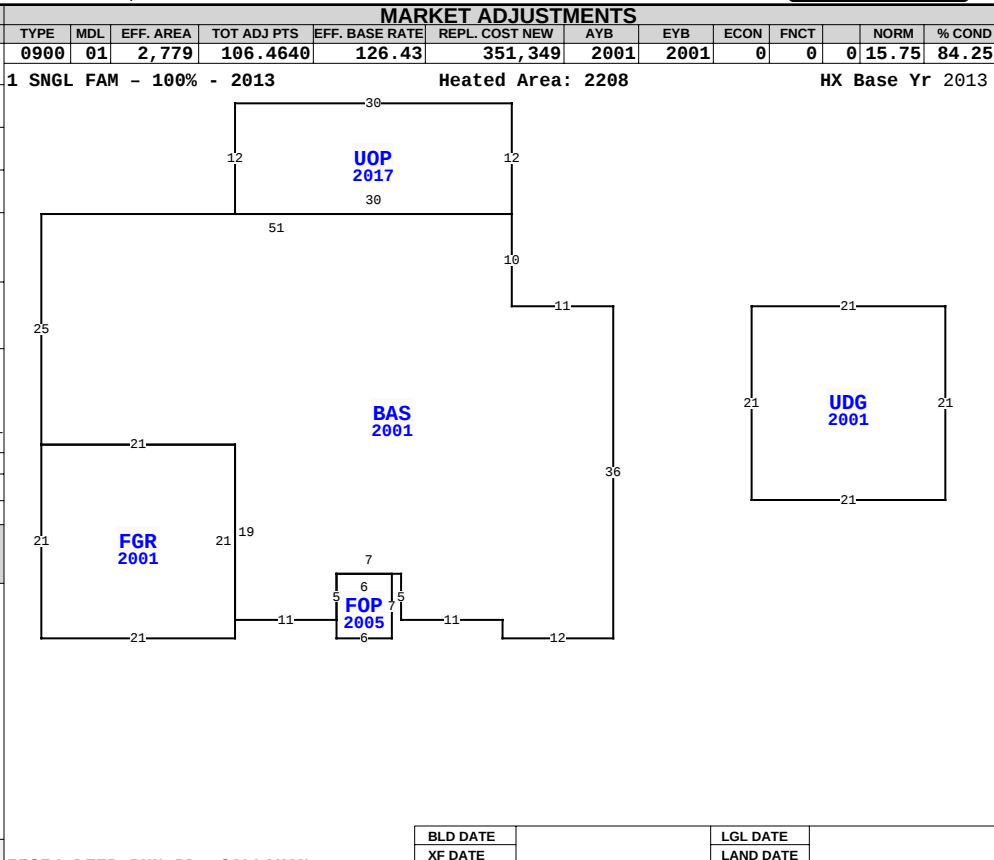
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2,208	235,190
FGR	441	55	243	25,883
FOP	42	30	13	1,385
UDG	441	55	243	25,883
UOP	360	20	72	7,669

TOTALS	3,492		2,779	296,012
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	2,634.00	SF	4.00	4.00	
3	1127	BRICK 8"	0	100	14	3	42.00	SF	11.00	11.00	
4	0810	CONCRETE A	0	100	20	25	500.00	SF	6.50	6.50	
5	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	

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



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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		296,012	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		40,560	
SOH/AGL Deduction		TOTAL MARKET VALUE		50,000	
ASSESSED VALUE		TOTAL MARKET VALUE		386,572	
TOTAL EXEMPTION VALUE		SOH/AGL Deduction		202,255	
BASE TAXABLE VALUE		ASSESSED VALUE		184,317	
TOTAL JUST VALUE		TOTAL EXEMPTION VALUE		50,000	
NCON VALUE		BASE TAXABLE VALUE		134,317	
INCOME VALUE		TOTAL JUST VALUE		386,572	
PREVIOUS YEAR MKT VALUE		NCON VALUE		0	
		INCOME VALUE			
		PREVIOUS YEAR MKT VALUE		291,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700706	NEW CONSTR	38,560	03/01/2017
B0108426	GARAGE	10,000	06/01/2001
P014641	NEW CONSTR	0	04/01/2001
B0108112	NEW CONSTR	130,000	03/01/2001
B007613	NEW CONSTR	128,930	10/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1832/1967	12/27/2012	WD	Q	I	01
GRANTOR: TOURNEY KEITH MADISON					SALE PRICE
GRANTEE: RUSSELL JOSHUA B &					175,000
1418/0140	6/07/2006	WD	Q	I	
GRANTOR: LANKFORD LARRY & EVEL					275,000
GRANTEE: TORNEY JULIE D & KE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W11 N10 UOP=[YR=2017] N12 W30 S12 E30 \$ W51											
S25 FGR=[YR=2001] S21 E21 N21 W21 \$ E21S19 E11 FOP=[YR=2005]											
S2 E6 N7 W6 S5\$ N5 E7 S5 E11 S2 E12 N36\$ PTR= E15											
UDG=[YR=2001] E21 S21 W21 N21 \$ W15 \$.											