

BLOCK 5 LOT 13
IN OR 2247/1367
SPRING LAKE EST #2 PB 5/185

MAXWELL SAMUEL & SAMANTHA
55275 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197B-0005-0130



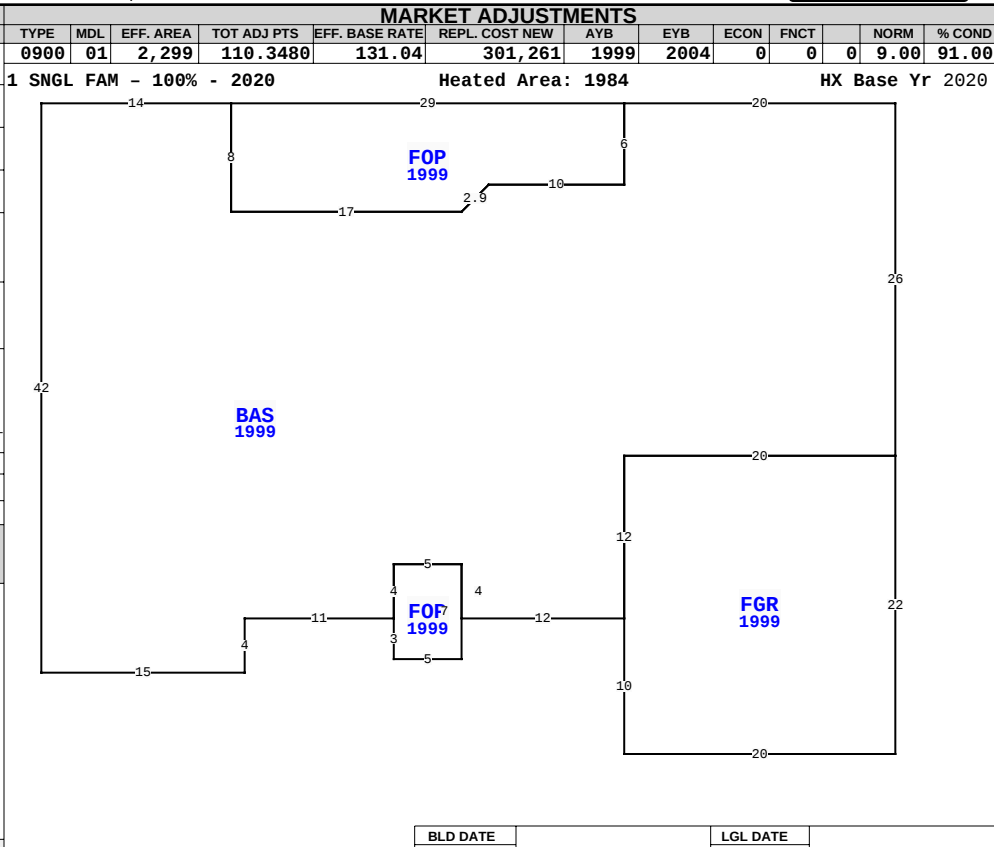
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,984	100	1,984	236,585
FGR	440	55	242	28,858
FOP	35	30	10	1,192
FOP	210	30	63	7,513
TOTALS	2,669		2,299	274,148

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,732.00	SF	6.50
2	0479	VF PICKET	0	100	0	0	132.00	LF	10.00
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00
4	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
10,901									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					303,757				
TOTAL MARKET OB/XF VALUE					10,901				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					364,658				
SOH/AGL Deduction					115,947				
ASSESSED VALUE					248,711				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					198,711				
TOTAL JUST VALUE					364,658				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					294,005				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001752	GARAGE	73,134	04/01/2019
19001825	REPAIR/RRF	16,526	02/25/2019
B996121	NEW CONSTR	96,934	01/05/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2247/1367	12/19/2018	WD	Q	I	01	255,000	
GRANTOR: COGAN JEFFERY J & LEE							
GRANTEE: MAXWELL SAMUEL & SA							
0850/0907	9/28/1998	WD	Q	V		25,000	
GRANTOR: CROSBY CALVIN A & SYL							
GRANTEE: COGAN JEFFERY & LEE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W20 FOP=[YR=1999] W29 S8 E17 U2 R2 E10 N6\$ S6 W10 D2 L2 W17 N8 W14 S42 E15 N4 E11 FOP=[YR=1999] S3 E5 N7 W5 S4\$ N4 E5 S4 E12 FGR=[YR=1999] S10 E20 N22 W20 S12\$ N12 E20 N26\$.									

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