BLOCK 7 LOT 1
IN OR 856/1507
SPRING LAKE EST #2 PB 5/185

CRUM JEFF H & SUSAN D
54560 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197B-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

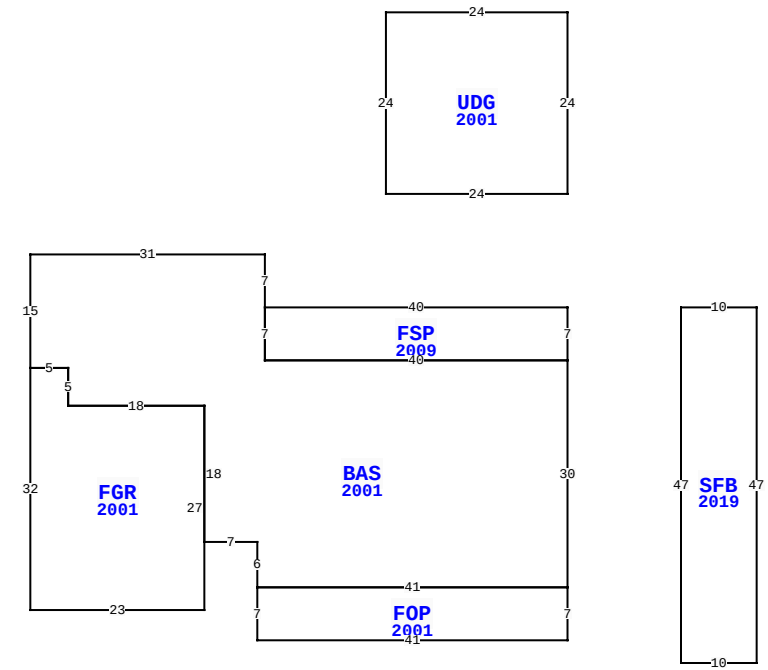
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,945	100	1,945	211,289
FGR	646	55	355	38,564
FOP	287	30	86	9,343
FSP	280	40	112	12,167
SFB	470	80	376	40,845
UDG	576	55	317	34,436
TOTALS	4,204		3,191	346,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,191	98.9000	117.44	374,751	2001	2006	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2002 Heated Area: 2321 HX Base Yr 2002



54560 SPRING LAKE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		346,645
TOTAL MARKET OB/XF VALUE		17,932
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		414,577
SOH/AGL Deduction		201,252
ASSESSED VALUE		213,325
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,325
TOTAL JUST VALUE		414,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018758	GARAGE	14,400	09/01/2001
M014853	H/AC	0	02/01/2001
B007765	NEW CONSTR	140,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0856/1507	11/24/1998	WD	Q	V		19,500
GRANTOR: ROBINSON FREDERICK D						
GRANTEE: CRUM JEFF H & SUSAN						
0702/0825	4/14/1994	WD	Q	V		20,500
GRANTOR: R B GAY CONSTRUCTION						
GRANTEE: ROBINSON FREDRICK D						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] W40 BAS=[YR=2001] N7 W31 S15 FGR=[YR=2001] S32 E23 N27 W18 N5 W5 $ E5 S5 E18 S18 E7 S6 FOP=[YR=2001] S7 E41 N7 W41 $ E41 N30 W40 N7 $ S7 E40 N7 $ PTR= E15 SFB=[YR=2019] E10 S47 W10 N47 $ W15 $ PTR= N15 UDG=[YR=2001] N24 W24 S24 E24 $ S15 $.

EXTRA FEATURES

LN	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	3,359.00	SF	4.00	4.00	100	2001	2001	3	82	11,018	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	21.30	21.30	100	2001	2001	3	20	426	
4	0855	CONC PAVER	0	100	0	0	1,175.00	SF	3.00	3.00	100	2009	2009	3	91	3,208	
5	0752	USP	0	0	3	10	30.00	SF	15.00	15.00	100	2009	2009	3	60	270	

LAND DESCRIPTION

TOTAL OB/XF 17,932

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	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							

REVIEW DATE 02/04/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS