BLOCK 7 LOT 10
IN OR 2073/1362
SPRING LAKE EST #2 PB 5/185

STEWART ELIZABETH J LVG TRUST
54594 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197B-0007-0100

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

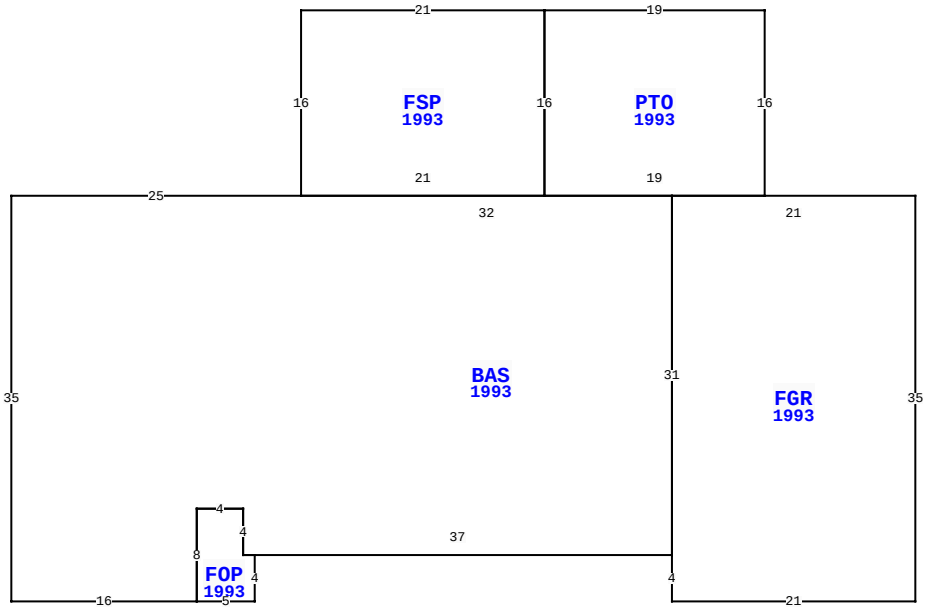
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100	1,815	187,049
FGR	735	55	404	41,636
FOP	36	30	11	1,133
FSP	336	40	134	13,810
PTO	304	5	15	1,546
TOTALS	3,226		2,379	245,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,379	105.8400	125.68	298,993	1993	1998	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 1994 Heated Area: 1815 HX Base Yr 1994



54594 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		245,174
TOTAL MARKET OB/XF VALUE		7,140
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		302,314
SOH/AGL Deduction		161,440
ASSESSED VALUE		140,874
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		85,874
TOTAL JUST VALUE		302,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010449	REPAIR/RRF	16,500	10/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2073/1362	9/23/2016	QC	U	I	11	100
GRANTOR: STEWART ELIZABETH J						
GRANTEE: STEWART ELIZABETH J						
0566/1069	4/03/1989	WD	Q	V		15,000
GRANTOR: SPRING LAKE EST						
GRANTEE: STEWART SAMUEL & E						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W19 FSP=[YR=1993] W21 S16 BAS=[YR=1993] W25 S35 E16 FOP=[YR=1993] E5 N4 W1 N4 W4 S8$ N8 E4 S4 E37 FGR=[YR=1993] S4 E21 N35 W21 S31$ N31 W32$ E21 N16$ S16 E19 N16$.

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	2,625.00	SF	4.00	4.00	100	1993	1993	3	68	7,140	

LAND DESCRIPTION

TOTAL OB/XF 7,140

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		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 11/23/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS