

BLOCK 10 LOT 2
IN OR 806 PG 1940
SPRING LAKE EST #2 PB 5/185

SOLOMON DIANE & WALTER JR
54625 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197B-0010-0020



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

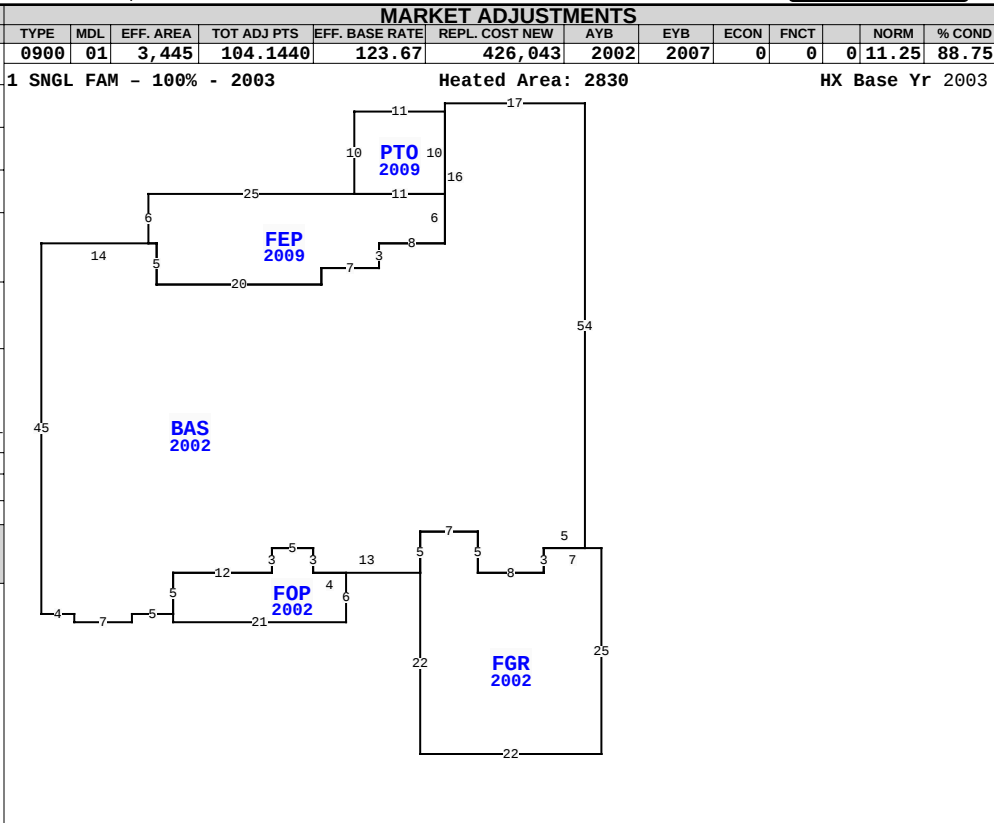
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2,830	310,613
FEP	337	80	270	29,635
FGR	540	55	297	32,598
FOP	141	30	42	4,610
PTO	110	5	6	659

TOTALS	3,958		3,445	378,113
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	2,669.00	SF	4.00	
3	0510	GARAGE WD-	0 100	16	12	192.00	SF	35.00	
5	0810	CONCRETE A	0 100	0	0	391.00	SF	6.50	
6	0825	BRICK	0 100	0	0	317.00	SF	12.50	

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



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2002	2002	3	87	1,740	
100	2002	2002	3	83	8,861	
100	2002	2002	3	32	2,150	
100	2004	2004	3	86	2,186	
100	2004	2004	3	96	3,804	

TOTAL OB/XF									
18,741									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					378,113				
TOTAL MARKET OB/XF VALUE					18,741				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					446,854				
SOH/AGL Deduction					241,141				
ASSESSED VALUE					205,713				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					155,713				
TOTAL JUST VALUE					446,854				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					348,938				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10338	XFOB	5,940	10/01/2002
R4485	REPAIR/RRF	500	10/01/2002
5525	H/AC	0	12/01/2001
5526	H/AC	0	12/01/2001
B018489	NEW CONSTR	150,000	07/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0806/1940	9/18/1997	WD	Q	V		14,500			
GRANTOR: SPRING LAKE ESTATES 0									
GRANTEE: SOLOMON DIANE & WAL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W17 S1 PTO=[YR=2009] W11 S10 FEP=[YR=2009] W25 S6E1 S5 E20 N2 E7 N3 E8 N6W11\$ E11 N10\$ S16 W8 S3 W7 S2 W20 N5 W14 S45 E4 S1 E7 N1 E5 FOP=[YR=2002] S1 E21 N6 W4 N3 W5 S3 W12 S5\$ N5 E12 N3 E5 S3 E13 FGR=[YR=2002] S22 E22 N25 W7 S3 W8 N5 W7 S5\$ N5 E7 S5 E8N3 E5 N54\$.									