BLOCK 11 LOT 24
SPRING LAKE EST #3 PB 5/198

BLANCO RICHARD & DEBORAH L L/E/
55143 HIVE LANE
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

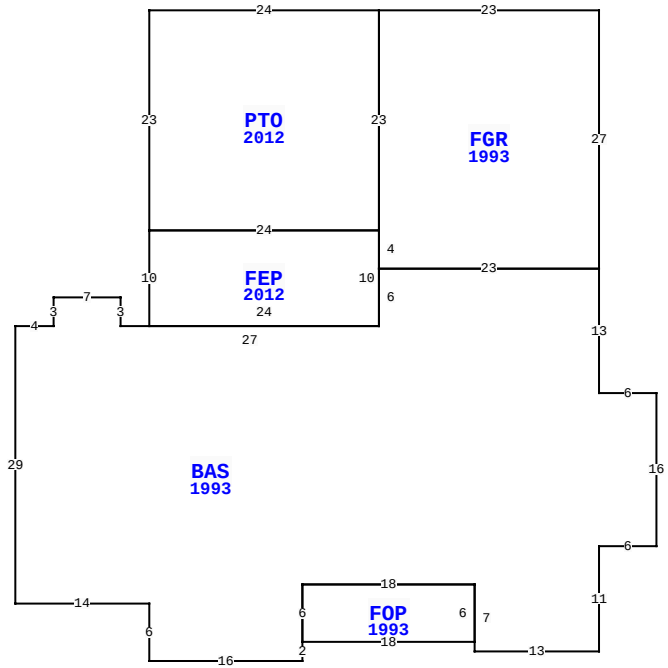
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,149	100	2,149	216,966
FEP	240	80	192	19,385
FGR	621	55	342	34,529
FOP	108	30	32	3,231
PTO	552	5	28	2,827
TOTALS	3,670		2,743	276,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,743	104.6400	124.26	340,845	1990	1997	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 0 Heated Area: 2149 HX Base Yr



55143 HIVE LN, 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		294,857
TOTAL MARKET OB/XF VALUE		14,183
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		359,040
SOH/AGL Deduction		183,850
ASSESSED VALUE		175,190
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,190
TOTAL JUST VALUE		359,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002876	REPAIR/RRF	2,313	04/01/2019
R09843	REPAIR/RRF	4,000	10/01/2006
3491	H/AC	3,200	08/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2393/0874	9/10/2020	QC	U	I	11	100
GRANTOR: BLANCO RICHARD R & DE						
GRANTEE: BLANCO DEBORAH LYNN						
1347/0238	9/02/2005	QC	U	I	01	100
GRANTOR: BLANCO RICHARD R & DE						
GRANTEE: BLANCO RICHARD R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N13 FGR=[YR=1993] N27 W23 PTO=[YR=2012] W24 S23 E24 N23$ S23 FEP=[YR=2012] W24 S10 E24 N10$ S4 E23$ W23 S6 W27 N3 W7 S3 W4S29 E14 S6 E16 N2 FOP=[YR=1993] E18 N6 W18 S6$ N6 E18 S7 E13 N11 E6 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	2,638.00	SF	4.00	4.00	100	1990	1990	3	62	6,542	
3	0812	CONCRETE C	0	100	0	0	1,159.00	SF	4.00	4.00	100	2007	2007	3	89	4,126	
4	1076	TRELLIS A	0	100	10	20	200.00	SF	7.50	7.50	100	2012	2012	3	71	1,065	

LAND DESCRIPTION

TOTAL OB/XF 14,183

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 07/31/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

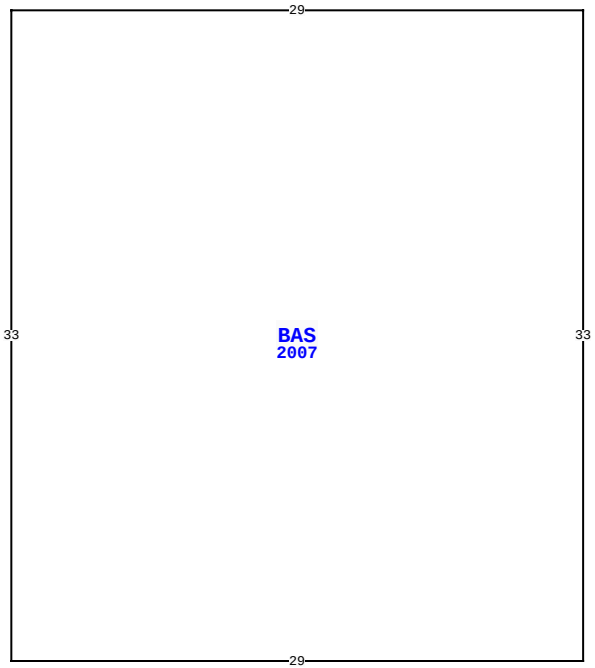
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	957	100	957	17,920
TOTALS	957		957	17,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	957	60.1020	21.04	20,135	2007	2012	0	0	0	11.00	89.00

2 GARAGE RES – 100% - 0 Heated Area: 957 HX Base Yr



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GRANTOR: BLANCO RICHARD R & DE						
GRANTEE: BLANCO RICHARD R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W29 S33 E29 N33$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/31/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS