

BLK 11 LOT 26
OR 551/1210
SPRING LAKE ESTATES #3 PB5/198

LAVERGNE IRVIN JACK & CHARLOTTE J
55100 HIVE LANE
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0260



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,455	100	1,455	159,256
BAS	140	100	140	15,324
BAS	572	100	572	62,608
BAS	24	100	24	2,627
BAS	60	100	60	6,567
BAS	384	100	384	42,030
FEP	252	80	202	22,110
FOP	168	30	50	5,473
FOP	80	30	24	2,627
FUS	696	100	696	76,180
TOTALS	4,149		3,635	397,866

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	
6	0803	ASPHALT C	0 100	0	0	3,301.00	SF	2.00	
9	0811	CONCRETE B	0 100	0	0	943.00	SF	5.20	
10	0476	VF 6 SBPL	0 100	0	0	153.00	LF	32.00	

** This building has 12 Sub-Areas

55100 HIVE LN, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1991	1991	3	72	2,880	
100	2020	2020	3	88	5,810	
100	2021	2021	3	100	4,904	
100	2021	2021	3	99	4,847	

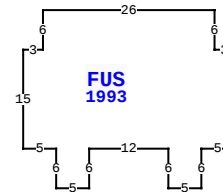
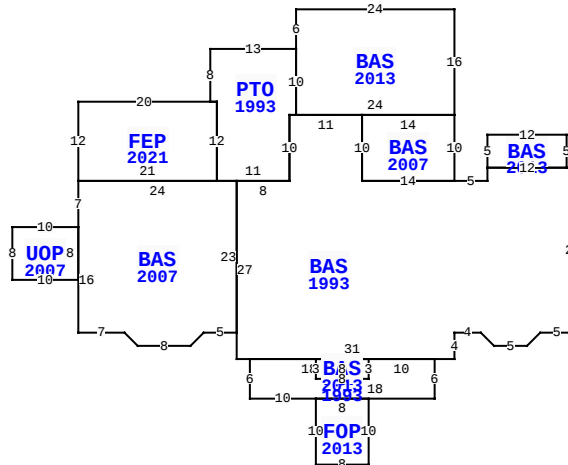
LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		

REVIEW DATE 10/21/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,635	103.9500	123.44	448,704	1991	2005	0	0	11.33	88.67
1 SNGL FAM - 100% - 1992						Heated Area: 3331					
						HX Base Yr 1992					



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					417,796				
TOTAL MARKET OB/XF VALUE					18,441				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					486,237				
SOH/AGL Deduction					263,961				
ASSESSED VALUE					222,276				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					172,276				
TOTAL JUST VALUE					486,237				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					399,743				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009335	REPAIR/RRF	10,000	07/16/2021
19002551	ADDITION	5,736	03/14/2019
B1327904	ADDITION	53,387	10/01/2013
B18526	REMODEL	7,993	10/31/2006
7175	NEW CONSTR	86,000	04/22/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/ I	V V	RSN CD	SALE PRICE
0551/1210	9/08/1988	WD	Q		V		26,500
GRANTOR: SPRING LAKE ESTATES							
GRANTEE: LAVERGNE IRVIN JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=1993] W1 BAS=[YR=2013] N5 W12 S5 E12\$ W12 S2 W5
BAS=[YR=2007] N10 BAS=[YR=2013] N16 W24 S6 PTO=[YR=1993] W13
S8 FEP=[YR=2021] W20 S12 BAS=[YR=2007] S7 UOP=[YR=2007] W10
S8 E10 N8\$ S16 E7 D2 R2 E8 U2 R2 E5 N23 W24\$ E21 N12 W1\$ E1
S12 E11 N10 E1 N10\$ S10 E24\$ W14 S10 E14\$ W14 N10 W11 S10 W8
S27 E2 FOP=[YR=1993] S6 E10 FOP=[YR=2013] S10 E8 N10 W8\$ E18
N6 W10 BAS=[YR=2013] S3 W8 N3 E8 \$ W18\$ E31 N4 E4 D2 R2 E5
U2 R2 E5 N25\$PTR=E20 FUS=[YR=1993] E3 N6 E26 S6 E3 S15 W5 S6
W5 N6 W12 S6 W5 N6W5 N15\$ W20\$.

REVIEW DATE	10/21/2021	BY	KB	Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000	PRINTED 08/02/2023 BY SYS
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