BLK 11 LOT 40
IN OR 886/972
SPRING LAKE ESTATES #3 PB5/198

RYAN CLIFFORD W & SUZY S
55081 FAWN COURT
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0400

BUILDING CHARACTERISTICS

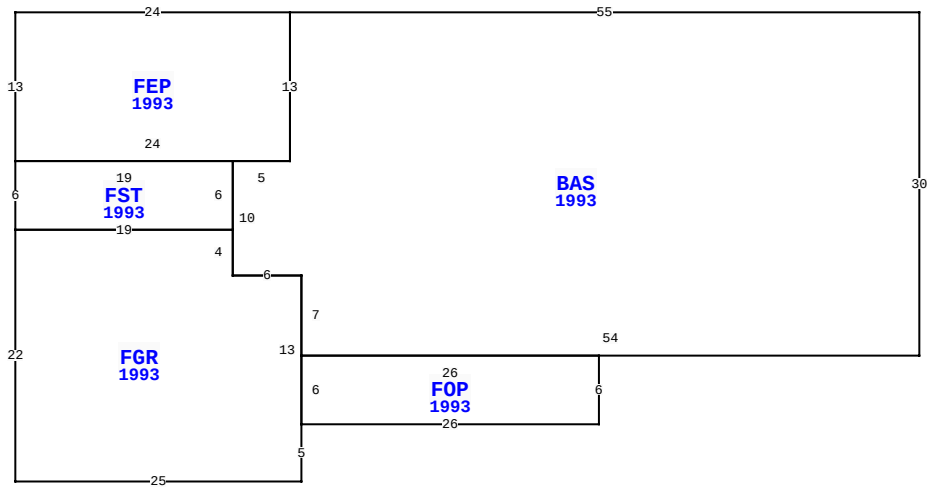
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,693	100	1,693	172,835
FEP	312	80	250	25,522
FGR	526	55	289	29,504
FOP	156	30	47	4,798
FST	114	55	63	6,432
TOTALS	2,801		2,342	239,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,342	107.8000	128.01	299,799	1990	1995	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2000 Heated Area: 1693 HX Base Yr 2000



55081 FAWN CT, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		239,090
TOTAL MARKET OB/XF VALUE		9,811
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		298,901
SOH/AGL Deduction		160,240
ASSESSED VALUE		138,661
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,661
TOTAL JUST VALUE		298,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6243	TEMP POLE	2,600	10/13/1989
6057	NEW CONSTR	63,790	10/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0886/0972	6/10/1999	WD	Q	I		120,000
GRANTOR: COOK PAUL L & LYNNDA						
GRANTEE: RYAN CLIFFORD W & S						
0543/0404	5/16/1988	WD	Q	V		14,400
GRANTOR: SPRING LAKE ESTATES						
GRANTEE: COOK PAUL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 FEP=[YR=1993] W24 S13 FST=[YR=1993] S6 FGR=[YR=1993] S22 E25 N5 FOP=[YR=1993] E26 N6 W26 S6$ N13 W6 N4 W19$ E19 N6 W19$ E24 N13$ S13 W5 S10 E6 S7 E54 N30$.

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	2,968.00	SF	4.00	4.00	100	1990	1990	3	62	7,361	

LAND DESCRIPTION

TOTAL OB/XF 9,811

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 05/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS