

BLOCK 11 LOT 43
IN OR 2041/1
SPRING LAKE ESTATES #3 PB5/198

WIGGINS PATRICK & MARY LOU
55064 FAWN COURT
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0430



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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	0	0 100
Units	0	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	

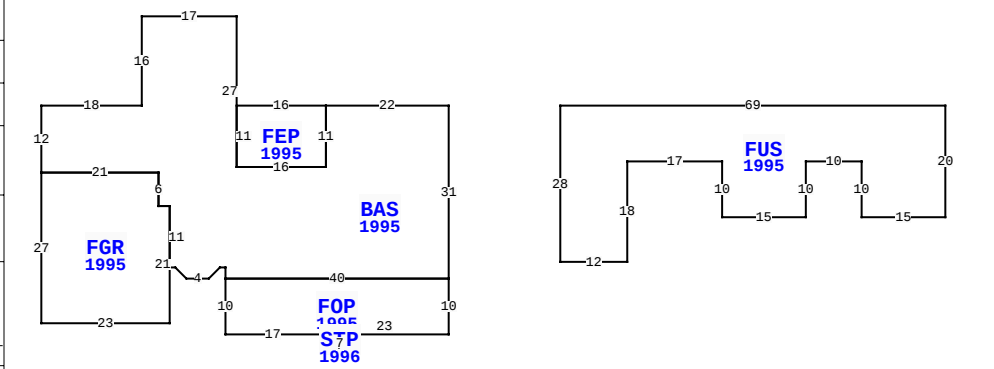
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100	1,926	196,837
FEP	176	80	141	14,410
FGR	609	55	335	34,237
FOP	400	30	120	12,264
FUS	1,206	100	1,206	123,253
STP	14	10	1	102

TOTALS	4,331		3,729	381,102
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	100	0	0	
2	0812	CONCRETE C	0	100	0	0	
3	1127	BRICK 8"	0	100	5	21	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D				
1	000100	C	SFR	100	000				

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,729	107.9190	128.15	477,871	1995	1995	0	0	20.25	79.75
1 SNGL FAM - 100% - 2017 Heated Area: 3132 HX Base Yr 2017											



55064 FAWN CT, CALLAHAN											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										381,102	
TOTAL MARKET OB/XF VALUE										10,246	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										441,348	
SOH/AGL Deduction										148,899	
ASSESSED VALUE										292,449	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										242,449	
TOTAL JUST VALUE										441,348	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										344,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941522	NEW CONSTR	129,810	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2041/0001	4/14/2016	WD	Q	I	01	303,000	
GRANTOR: SALAZAR HECTOR & CHAS							
GRANTEE: WIGGINS PATRICK & M							
1882/1955	9/26/2013	WD	Q	I	02	240,000	
GRANTOR: VAUGHN JERRY K & ETHE							
GRANTEE: SALAZAR HECTOR & CH							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1995] W22 FEP=[YR=1995] W16 S11 E16 N11\$ S11 W16 N27 W17 S16 W18 S12 FGR=[YR=1995] S27 E23 N21 W2 N6 W21\$ E21 S6 E2 S11 E1 D2 R2 E4 U2 R2 E1 S2 FOP=[YR=1995] S10 E17 STP=[YR=1996] S2 E7 N2 W7\$ E23 N10 W40\$ E40 N31\$ PTR=E20 FUS=[YR=1995] E69 S20 W15 N10 W10 S10 W15 N10 W17 S18 W12 N28\$ W20\$.									