

BLOCK 12 LOT 6
IN OR 2050/52
SPRING LAKE ESTATES #3 PB5/198

MOBLEY ESTER M & MADISON A
PO BOX 1035
CALLAHAN, FL 32011

2023

46-2N-25-197C-0012-0060



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	

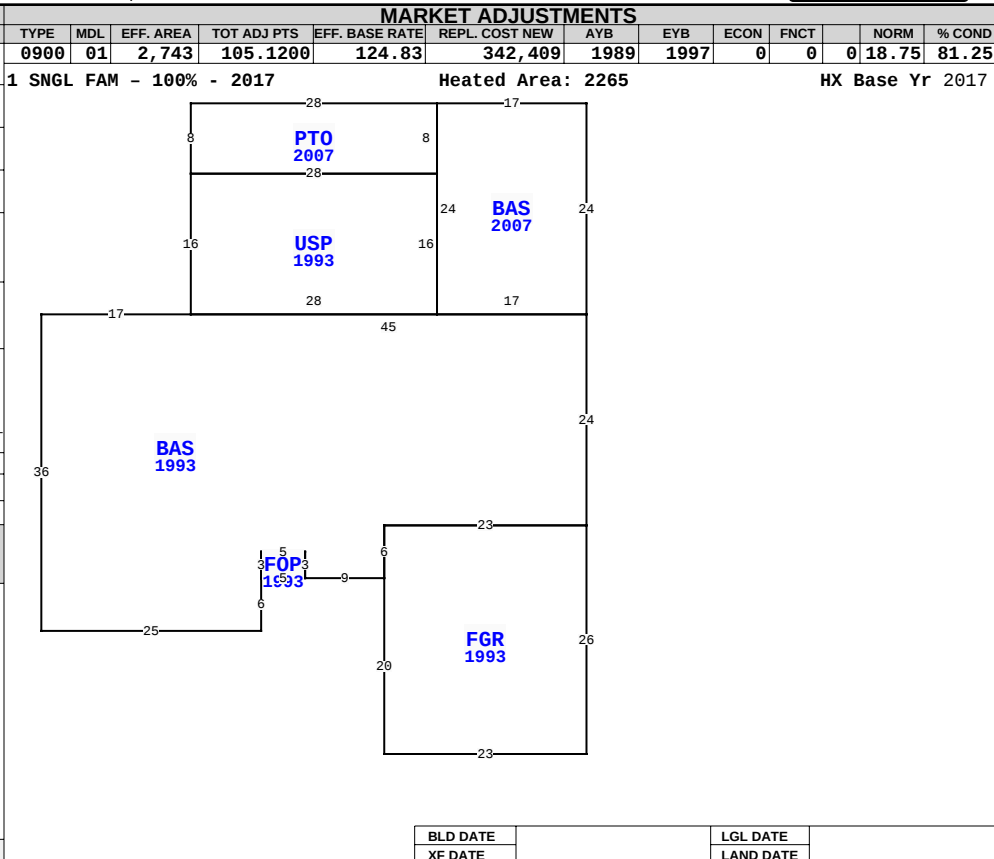
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,857	100	1,857	188,345
BAS	408	100	408	41,381
FGR	598	55	329	33,369
FOP	15	30	4	405
PTO	224	5	11	1,116
USP	448	30	134	13,591

TOTALS	3,550		2,743	278,207
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	3,306.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	0	0	253.00	SF	6.50	6.50	

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

REVIEW DATE 01/31/2022 BY KBA



55581 DEER RUN RD, CALLAHAN

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

TOTAL OB/XF											
11,695											

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						278,207					
TOTAL MARKET OB/XF VALUE						11,695					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						339,902					
SOH/AGL Deduction						142,696					
ASSESSED VALUE						197,206					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						142,206					
TOTAL JUST VALUE						339,902					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						266,789					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004738	REPAIR/RRF	22,704	04/16/2021
B19615	ADDITION	65,000	03/01/2007
R10170	REPAIR/RRF	1,500	03/01/2007
R6345	REPAIR/RRF	1,900	06/01/2004
8560	ADDITION	4,080	12/14/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2050/0052	6/01/2016	WD	Q	I	01	235,000	
GRANTOR: GATES PETER J & MICHE							
GRANTEE: MOBLEY ESTER M & MA							
1413/0114	5/18/2006	WD	Q	I		262,000	
GRANTOR: DOMEN GLENN E & BEVER							
GRANTEE: GATES PETER J & MIC							

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=2007] W17 PTO=[YR=2007] W28 S8 USP=[YR=1993] S16
BAS=[YR=1993] W17 S36 E25 N6 FOP=[YR=1993] E5 N3 W5 S3\$ N3 E5
S3 E9 FGR=[YR=1993] S20 E23 N26 W23 S6\$ N6 E23 N24 W45\$ E28
N16 W28\$ E28 N8\$ S24 E17 N24\$.