

BLOCK 12 LOT 7
IN OR 1035/1802
SPRING LAKE EST #3 PB 5/198

ATWOOD JOHN W & LORRAINE L
55559 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197C-0012-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 80
Exterior Wall	12 CEDAR 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

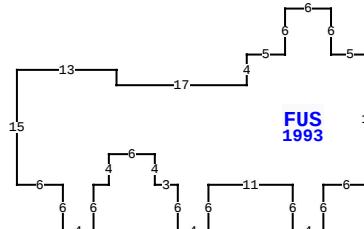
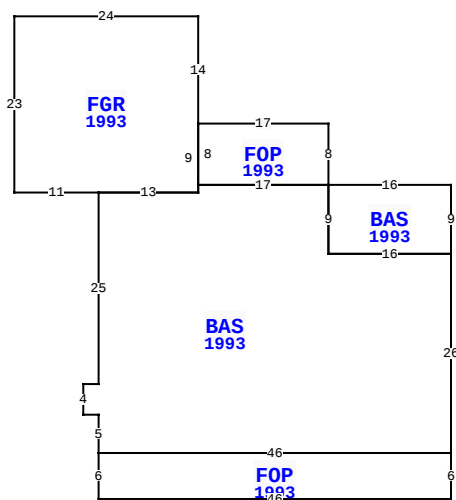
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	144	14,893
BAS	1,461	100	1,461	151,096
FGR	552	55	304	31,440
FOP	136	30	41	4,241
FOP	276	30	83	8,584
FUS	772	100	772	79,840
TOTALS	3,341		2,805	290,092

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991
3	0812	CONCRETE C	0 100	0	0	2,194.00	SF	4.00	4.00	100	1991
4	0810	CONCRETE A	0 100	0	0	436.00	SF	6.50	6.50	100	2003

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,805	106.4640	126.43	354,636	1991	1996	0	0	0 18.20	81.80
1 SNGL FAM - 100% - 2003 Heated Area: 2377 HX Base Yr 2003											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										313,267	
TOTAL MARKET OB/XF VALUE										10,518	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										373,785	
SOH/AGL Deduction										187,512	
ASSESSED VALUE										186,273	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										136,273	
TOTAL JUST VALUE										373,785	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										301,253	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7482	NEW CONSTR	0	01/01/2004
R4755	REPAIR/RRF	5,000	02/01/2003
B10712	GARAGE	38,280	02/01/2002
7491	XFOB	3,672	08/27/1991
7111	NEW CONSTR	77,939	03/22/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1035/1802	2/07/2002	WD	Q	I		182,500	
GRANTOR: SENTERFITT LEONARD W							
GRANTEE: ATWOOD JOHN W & LOR							
0565/0524	3/15/1989	WD	Q	V		14,500	
GRANTOR: SPRING LAKE EST							
GRANTEE: SENTERFITT LEONARD							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FOP=[YR=1993] N8 W17 FGR=[YR=1993] N14 W24S23E11BAS=[YR=1993] S25W2S4 E2 S5 FOP=[YR=1993] S6E46 N6 W46\$ E46 N26 W16 N9 W17S1 W13\$ E13 N9\$ S8 E17\$ S9 E16N9\$ PTR=E15 FUS=[YR=1993] E13 S2 E17 N4 E5 N6 E6 S6 E5 S17 W6 S6 W4 N6W11 S6 W4 N6 W3 N4 W6 S4 W2 S6W4 N6 W6 N15\$ W15\$.											

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