

BLOCK 13 LOT 1
CONSERV ESMT PT OR 929/824
ESMT OR 1746/1059

CONNORS DANIEL R
54637 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0013-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,712	100	1,712	189,181
FGR	220	55	121	13,371
FGR	396	55	218	24,090
FOP	48	30	14	1,547
FUS	2,172	100	2,172	240,012
USP	180	30	54	5,967

TOTALS 4,728 4,291 474,167

EXTRA FEATURES

L N	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	0812	CONCRETE C	0	100	0	0		2,871.00	SF 4.00	100	2003	2003	3	84	9,647	
2	0940	SHEDS/PORT	0	100	12	24		288.00	SF 18.30	100	2005	2005	3	27	1,423	
3	0861	POOL GUNIT	0	100	0	0		540.00	SF 85.00	100	2014	2014	3	78	35,802	
4	0845	KOOL DECK	0	100	0	0		344.00	SF 7.25	100	2014	2014	3	95	2,369	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/04/2020 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,291	100.0560	118.82	509,857	2003	2008	0	0	0	7.00	93.00

1 SNGL FAM - 100% - 2006

Heated Area: 3884

HX Base Yr 2006

The floor plan diagram shows a complex layout of rooms and corridors. The rooms are labeled with blue text: USP 2011 (top left), BAS 2003 (middle left), FGR 2011 (bottom left), FOP 2011 (bottom left), and FUS 2003 (right). Dimensions are provided for each section. The layout includes a large central area (BAS 2003) and several smaller rooms (USP 2011, FGR 2011, FOP 2011, FUS 2003) connected by corridors. The dimensions are as follows: USP 2011 (18x10), BAS 2003 (27x22), FGR 2011 (18x22), FOP 2011 (12x4), and FUS 2003 (54x44). The total heated area is 3884.

54637 SPRING LAKE DR, CALLAHAN

TOTAL OB/XF													49,241											

NASSAU COUNTY PROPERTY				PAGE 1 of 1				6
VALUATION SUMMARY				STANDARD				
VALUATION BY				Tax Group: 6				Tax Dist:
BUILDING MARKET VALUE				474,167				
TOTAL MARKET OB/XF VALUE				49,241				
TOTAL LAND VALUE - MARKET				50,000				
TOTAL MARKET VALUE				573,408				
SOH/AGL Deduction				328,258				
ASSESSED VALUE				245,150				
TOTAL EXEMPTION VALUE				55,000				HX HB VX
BASE TAXABLE VALUE				190,150				
TOTAL JUST VALUE				573,408				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				446,551				
PERMIT NUM				DESCRIPTION				AMT
B1429044				SWIM POOL				20,000
B12090				XFOB				3,000
B11443				NEW CONSTR				283,884
R5271				REPAIR/RRF				8,000
ISSUED				07/01/2014				
07/01/2003				12/01/2003				
07/01/2003				07/01/2003				
07/01/2003				07/01/2003				
SALES DATA								
OFF RECORD Number				DATE				TYPE INST
2337/0283				2/04/2020				QC U
								V I
								RSN CD
								SALE PRICE
								100
GRANTOR: CONNORS DANIEL R & KA								
GRANTEE: CONNORS DANIEL R								
1341/1933				8/15/2005				WD U
								I 07
								55,800
GRANTOR: GREGG SPENCER A								
GRANTEE: CONNORS DANIEL R								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2003] W27 USP=[YR=2011] N10 W18 S10 E18\$ W27 S44 E14								
FOP=[YR=2003] E12 FGR=[YR=2011] E18 FGR=[YR=2011] E10 N22								
W10 S22\$ N22 W18 S22\$ N4 W12 S4\$ N4 E12 N18 E28 N22\$ PTR=E15								
FUS=[YR=2003] E54 S44 W28 N18 W8 S3 W4 S15 W14 N44\$ W15\$.								

Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS