

BLOCK 13 LOT 2
IN OR 2151/497
CONSERV ESMT PT OR 929/824

SUBER CHRISTIE & JEANNETTE
54651 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0013-0020



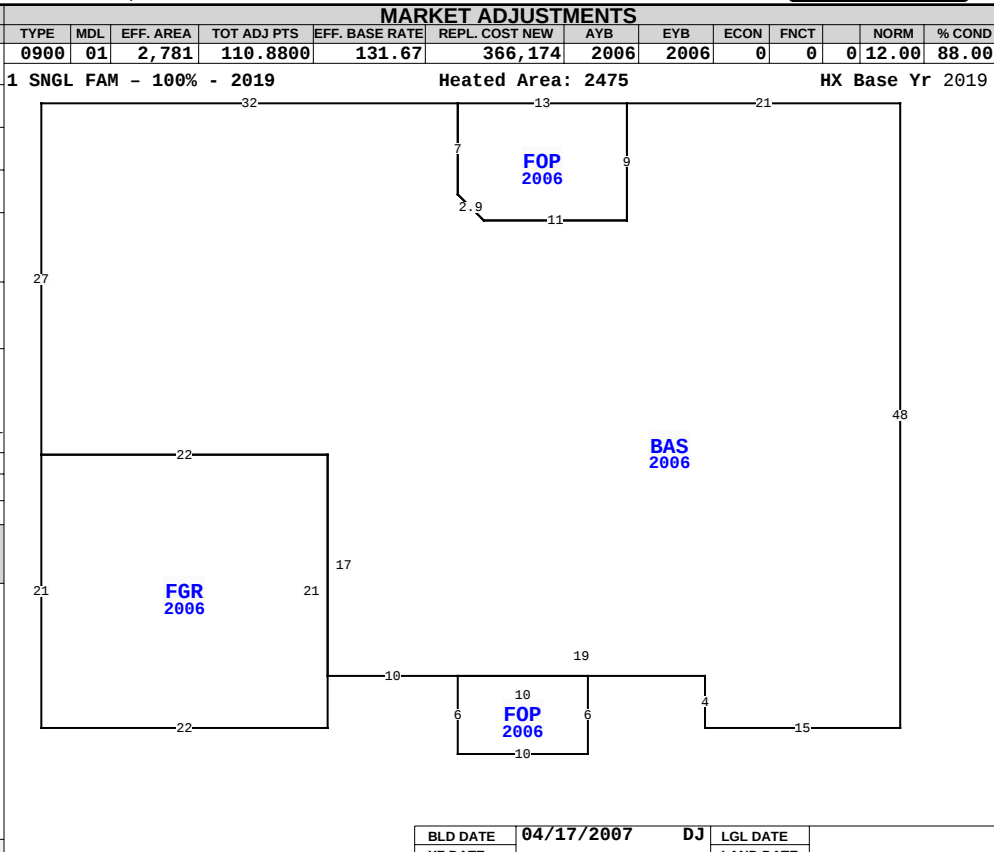
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,475	100	2,475	286,777
FGR	462	55	254	29,431
FOP	60	30	18	2,086
FOP	115	30	34	3,940
TOTALS	3,112		2,781	322,233

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,111.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	24.00	24.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100			0.00	0.00	1.00	LT	



54651 SPRING LAKE DR, CALLAHAN	BLD DATE 04/17/2007	DJ	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		322,233	
TOTAL MARKET OB/XF VALUE		8,882	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		381,115	
SOH/AGL Deduction		149,946	
ASSESSED VALUE		231,169	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		181,169	
TOTAL JUST VALUE		381,115	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,092	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11439	MECH OTHER	0	04/01/2006
C17379	CO ISSUED	192,600	03/01/2006
B17379	NEW CONSTR	192,600	03/01/2006
P10878	OTHER	0	03/01/2006
R09054	REPAIR/RRF	4,200	03/01/2006
E16851	ELEC OTHER	2,188	02/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2151/0497	9/29/2017	WD Q	I	01	
GRANTOR: FORD THOMAS H JR & MI					
GRANTEE: SUBER CHRISTIE & JE					
1443/1267	9/11/2006	WD Q	I		
GRANTOR: HALLMARK HOMES INC					
GRANTEE: FORD THOMAS H JR &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W21 FOP=[YR=2006] W13 S7 R2 D2 E11 N9\$ S9 W11 U2 L2 N7 W32 S27 FGR=[YR=2006] S21 E22 N21 W22\$ E22 S17 E10 FOP=[YR=2006] S6 E10 N6 W10\$ E19 S4 E15 N48\$.											