BLOCK 13 LOT 3
IN OR 1436/9
SPRING LAKE EST 4 REPLAT

HALL THOMAS J & RAQUEL T
54693 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0013-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

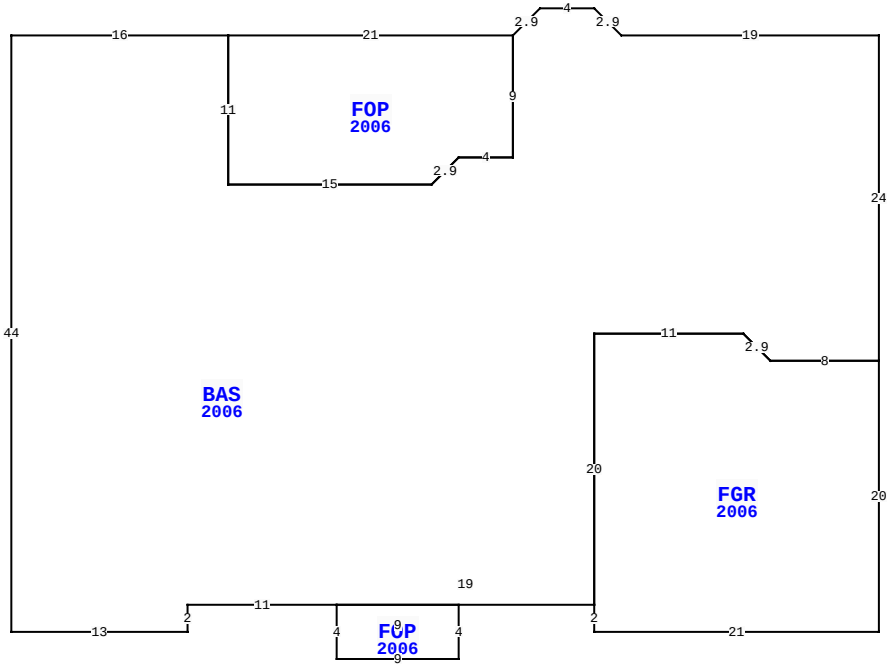
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,103	100	2,103	255,562
FGR	444	55	244	29,652
FOP	36	30	11	1,337
FOP	221	30	66	8,021
TOTALS	2,804		2,424	294,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,424	111.2300	132.09	320,186	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2007 Heated Area: 2103 HX Base Yr 2007



54693 SPRING LAKE DR, CALLAHAN

BLD DATE	04/17/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		294,571
TOTAL MARKET OB/XF VALUE		24,301
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		368,872
SOH/AGL Deduction		174,702
ASSESSED VALUE		194,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,170
TOTAL JUST VALUE		368,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26676	GARAGE	21,909	12/01/2012
E16942	ELEC OTHER	2,081	03/01/2006
M11278	MECH OTHER	0	03/01/2006
B17233	NEW CONSTR	0	02/22/2006
C17233	CO ISSUED	191,000	02/01/2006
B17233	NEW CONSTR	191,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/0009	8/09/2006	WD	Q	I		284,700
GRANTOR: HALLMARK HOMES INC						
GRANTEE: HALL THOMAS J & RAQ						
1293/0733	2/07/2005	WD	U	V	19	72,000
GRANTOR: BKS INC						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19 U2 L2 W4 D2 L2 FOP=[YR=2006] W21 S11 E15 U2 R2 E4 N9$ S9 W4 D2 L2 W15 N11 W16 S44 E13 N2 E11 FOP=[YR=2006] S4 E9 N4 W9$ E19 FGR=[YR=2006] S2 E21 N20 W8 U2 L2 W11 S20$ N20 E11 D2 R2 E8 N24$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	1,839.00	SF	4.00	4.00	100	2006	2006	3	88	6,473	
3	0810	CONCRETE A	0	100	0	0	866.00	SF	6.50	6.50	100	2013	2013	3	95	5,348	
4	0351	CARPORT MT	0	100	20	22	440.00	SF	10.00	10.00	100	2013	2013	3	65	2,860	
5	0940	SHEDS/PORT	0	100	15	22	330.00	SF	30.00	30.00	100	2013	2013	3	65	6,435	

LAND DESCRIPTION

TOTAL OB/XF 24,301

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/23/2017 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS