BLOCK 13 LOT 9
IN OR 2190/1781
SPRING LAKE EST 4 REPLAT

EDWARDS JANET MARIE TRUSTEE OF
55325 LITTLE BROOK DR
CALLAHAN, FL 32011

**2023**

**46-2N-25-197D-0013-0090**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

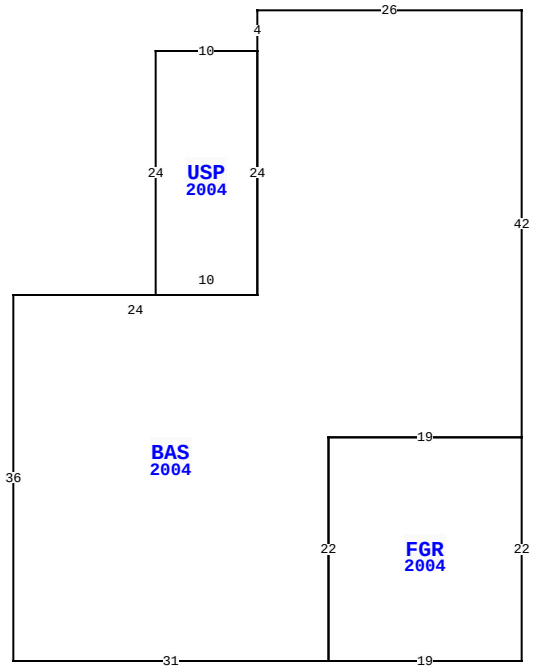
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,110 | 100 | 2,110 | 250,256 |
| FGR | 418 | 55 | 230 | 27,280 |
| USP | 240 | 30 | 72 | 8,539 |
| TOTALS | 2,768 | | 2,412 | 286,074 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,412 | 106.8200 | 126.85 | 305,962 | 2004 | 2009 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SNGL FAM – 100% - 2019 Heated Area: 2110 HX Base Yr 2019




55325 LITTLE BROOK DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 303,957 |
| TOTAL MARKET OB/XF VALUE | | 11,507 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 365,464 |
| SOH/AGL Deduction | | 243,777 |
| ASSESSED VALUE | | 121,687 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 71,687 |
| TOTAL JUST VALUE | | 365,464 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 291,632 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18004891 | REPAIR/RRF | 10,000 | 07/01/2018 |
| 18004347 | GARAGE | 27,532 | 06/01/2018 |
| B12082 | NEW CONSTR | 152,559 | 12/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2190/1781 | 3/28/2018 | WD | Q | I | 02 | 219,000 |
| GRANTOR: GRIGGS ALICIA | | | | | | |
| GRANTEE: JANET MARIE EDWARDS | | | | | | |
| 1354/1398 | 10/03/2005 | WD | Q | I | | 215,000 |
| GRANTOR: JAMES GEORGE W & JUAN | | | | | | |
| GRANTEE: GRIGGS ALICIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W26 S4 USP=[YR=2004] W10 S24 E10 N24$ S24 W24 S36 E31 FGR=[YR=2004] E19 N22 W19 S22$ N22 E19 N42$ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 866.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 86 | 3,873 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,498.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 98 | 7,634 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,507

| 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 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 03/19/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

BLOCK 13 LOT 9
IN OR 2190/1781
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**2023**

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## 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 | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

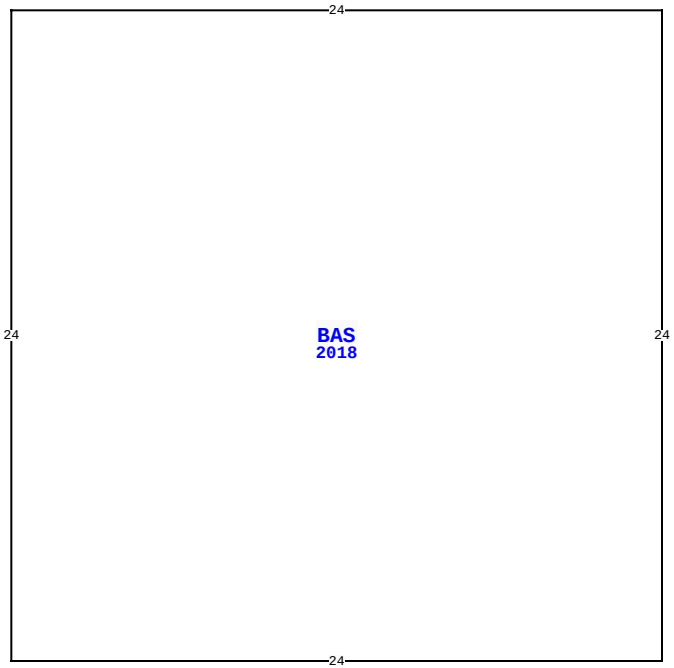
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8010.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 576 | 100 | 576 | 17,883 |
| TOTALS | 576 | | 576 | 17,883 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 576 | 92.4000 | 32.34 | 18,628 | 2018 | 2018 | 0 | 0 | 0 | 4.00 | 96.00 |

2 GARAGE RES – 100% - 2019 Heated Area: 576 HX Base Yr 2019




55325 LITTLE BROOK DR, CALLAHAN

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
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| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
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| TOTAL MARKET VALUE | | 365,464 |
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| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 291,632 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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|---|---|---|---|---|---|---|
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| GRANTOR: GRIGGS ALICIA | | | | | | |
| GRANTEE: JANET MARIE EDWARDS | | | | | | |
| 1354/1398 | 10/03/2005 | WD | Q | I | | 215,000 |
| GRANTOR: JAMES GEORGE W & JUAN | | | | | | |
| GRANTEE: GRIGGS ALICIA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2018] W24 S24 E24 N24$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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