

BLOCK 13 LOT 11
IN OR 1718/1405 & DR10-2363
SPRING LAKE EST 4 REPLAT

VISSERS JOSEPHINE M
55407 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0013-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
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	3	100
Bathrooms	2.5	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	1,256	100	1,256	152,620
FGR	560	55	308	37,426
FUS	1,104	100	1,104	134,150
UOP	300	20	60	7,291
TOTALS	3,220		2,728	331,486

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	1,285.00	SF	4.00	4.00	100	2004	2004	3	86	4,420	
4	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2018	2018	3	90	29,835	
5	0855	CONC PAVER	0	100	0	0	1,410.00	SF	10.00	10.00	100	2018	2018	3	98	13,818	
6	0911	SCRN RM A	0	100	0	0	1,800.00	SF	17.50	17.50	100	2018	2018	3	86	27,090	

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	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 06/14/2022 BY TW

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,728	109.4400	129.96	354,531	2004	2009	0	0	0	6.50	93.50

1 SNGL FAM - 100% - 2011

Heated Area: 2360

HX Base Yr 2011

Diagram of the property layout showing various areas labeled with codes and years: BAS 2004, UOP 2012, FGR 2004. Dimensions are provided for each area and the overall property.

Overall dimensions: 30 (top), 10 (left), 30 (right), 5 (top right), 35 (top left), 20 (right), 28 (right), 20 (bottom right), 14 (bottom right), 12 (bottom right), 14 (bottom right), 32 (left), 30 (left), 28 (left).

Area labels: UOP 2012, BAS 2004, FGR 2004.

Diagram of the property layout showing various areas labeled with codes and years: FUS 2004. Dimensions are provided for each area and the overall property.

Overall dimensions: 40 (top), 32 (left), 32 (right), 14 (bottom), 12 (bottom right), 14 (bottom right), 4 (bottom right), 4 (bottom right), 8 (bottom right), 16 (bottom right).

Area label: FUS 2004.

BLD DATE	
YE DATE	

LGL DATE	
LAND DATE	

55407 LITTLE BROOK DR, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 75,163

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	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							

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

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VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		350,494
TOTAL MARKET OB/XF VALUE		75,163
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		475,657
SOH/AGL Deduction		222,527
ASSESSED VALUE		253,130
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		203,130
TOTAL JUST VALUE		475,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011210	GARAGE	49,228	08/24/2021
18006342	XFOB	30,400	08/01/2018
18003389	SWIM POOL	45,000	05/01/2018
B25946	REPAIR/RRF	7,099	04/01/2012
B11638	NEW CONSTR	173,415	09/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1718/1405	12/29/2010	WD U	I	I	12	130,000	
GRANTOR: DEUTSCHE BANK NATONA							
GRANTEE: WEBB JOSEPHINE							
1643/1059	10/12/2009	CT U	I	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: DEUTSCHE BANK NATIO							

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2004] W20 BAS=[YR=2004] N2 W5 UOP=[YR=2012] N10 W30
S10 E30\$ W35 S32 E14 N2 E12 S2 E14 N30\$ S28 E20 N28\$ PTR=E15
FUS=[YR=2004] E40 S32 W14 N12 W4 N4 W8 S16 W14 N32\$ W15\$.

PRINTED 08/02/2023 BY SYS

VISSERS JOSEPHINE M
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