BLOCK 13 LOT 12
SPRING LAKE EST 4 REPLAT
PB 6/177

SIMONS ROBERT STEPHEN & JESSICA
55439 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0013-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

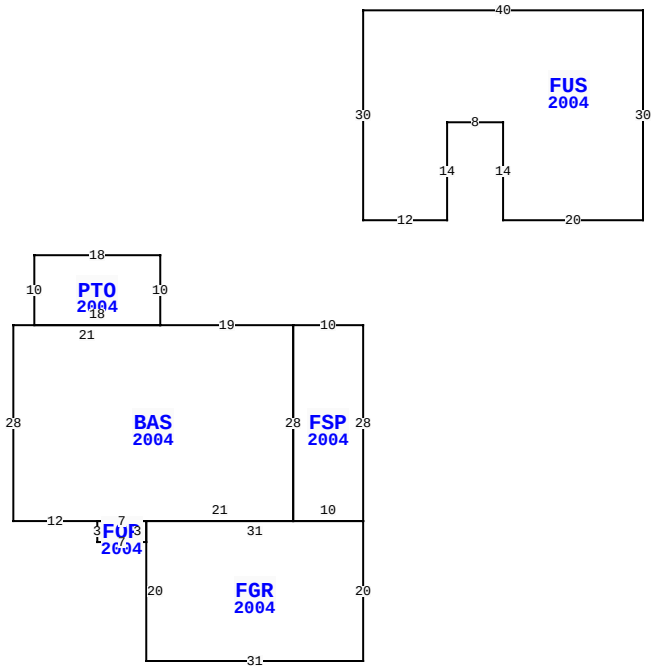
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,120	100	1,120	128,079
FGR	620	55	341	38,995
FOP	21	30	6	686
FSP	280	40	112	12,808
FUS	1,088	100	1,088	124,419
PTO	180	5	9	1,029
TOTALS	3,309		2,676	306,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,676	102.7200	121.98	326,418	2004	2009	0	0	0	6.25	93.75

1 SNGL FAM – 100% - 2021 Heated Area: 2208 HX Base Yr 2021



55439 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		306,017
TOTAL MARKET OB/XF VALUE		34,783
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		390,800
SOH/AGL Deduction		129,539
ASSESSED VALUE		261,261
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,261
TOTAL JUST VALUE		390,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007212	REPAIR/RRF	11,560	11/01/2017
B1632384	GARAGE	29,011	05/01/2016
B20208	SWIM POOL	11,500	07/01/2007
B11751	NEW CONSTR	171,562	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1230	6/08/2020	WD	Q	I	01	296,500
GRANTOR: ROZIER DANA M & DEREK						
GRANTEE: SIMONS ROBERT STEPH						
1959/0144	12/30/2014	WD	Q	I	01	171,857
GRANTOR: SADDLER NASSER & KARI						
GRANTEE: ROZIER DANA M & DER						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W10 BAS=[YR=2004] W19 PTO=[YR=2004] N10 W18 S10 E18$ W21 S28 E12 FOP=[YR=2004] S3 E7 N3 W7$ E7 FGR=[YR=2004] S20 E31 N20 W31$ E21 N28$ S28 E10 N28$ PTR=N15 FUS=[YR=2004] N30 E40 S30 W20 N14 W8 S14 W12$ S15$.

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	0812	CONCRETE C	0	100	0	0	1,549.00	SF	4.00	4.00	100	2004	2004	3	86	5,329	
2	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	2008	2008	3	90	2,106	
3	0810	CONCRETE A	0	100	0	0	111.00	SF	6.50	6.50	100	2007	2007	3	89	642	
4	0862	POOL VINYL	0	100	0	0	426.00	SF	50.00	50.00	100	2008	2008	3	56	11,928	
5	0845	KOOL DECK	0	100	0	0	674.00	SF	7.25	7.25	100	2008	2008	3	90	4,398	
6	0510	GARAGE WD-	0	100	0	0	300.00	SF	35.00	35.00	100	2016	2016	3	84	8,820	
7	0351	CARPORT MT	0	100	0	0	200.00	SF	10.00	10.00	100	2016	2016	3	78	1,560	

LAND DESCRIPTION

TOTAL OB/XF 34,783

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	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 01/31/2018 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS