BLOCK 13 LOT 14
IN OR 990/88
CONSERV ESMT PT OR 929/824

JOHNSON JEFF T/QUILON-JOHNSON CRISALINA J
55469 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0013-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

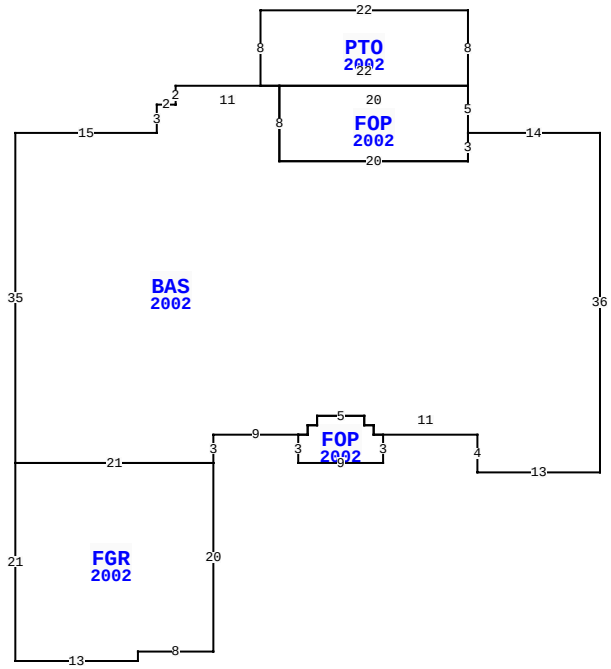
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,088	100	2,088	242,529
FGR	433	55	238	27,644
FOP	39	30	12	1,394
FOP	160	30	48	5,576
PTO	176	5	9	1,046
TOTALS	2,896		2,395	278,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,395	108.6820	129.06	309,099	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2003 Heated Area: 2088 HX Base Yr 2003



55469 LITTLE BROOK DR, CALLAHAN

BLD DATE		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		278,189
TOTAL MARKET OB/XF VALUE		7,766
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		335,955
SOH/AGL Deduction		176,396
ASSESSED VALUE		159,559
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,559
TOTAL JUST VALUE		335,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5542	H/AC	0	12/01/2001
8872	NEW CONSTR	0	12/01/2001
B018939	NEW CONSTR	100,000	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0990/0088	6/05/2001	WD	Q	V		30,600

GRANTOR: BKS INC
GRANTEE: JOHNSON JEFF T & CR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] N5 PTO=[YR=2002] N8 W22 S8 E22 $ W20 S8 E20 N3 $ S3 W20 N8 W11 S2 W2 S3 W15 S35
FGR=[YR=2002] S21 E13 N1 E8 N20 W21 $ E21 N3 E9
FOP=[YR=2002] S3 E9 N3 W1 N1 W1 N1 W5 S1 W1 S1 W1 $ E1 N1 E1 N1 E5 S1 E1 S1 E11 S4 E13 N36 $.

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	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,422.00	SF	4.00	4.00	100	2002	2002	3	83	4,721	

LAND DESCRIPTION

TOTAL OB/XF 7,766

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	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/24/2017 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS