

BLOCK 13 LOT 17  
L/E OR 1737/870  
CONSERV ESMT PT OR 929/824

PARKER ANTHONY JR & RACHEL L/E/  
55410 LITTLE BROOK DRIVE  
CALLAHAN, FL 32011

2023

46-2N-25-197D-0013-0170



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 80  |
| Exterior Wall            | 05 | AVERAGE 20     |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               |    | N/A 100        |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 70    |
| Interior Floor           | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 5 100          |
| Bathrooms                |    | 3.5 100        |
| 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 |
|------------------|---------|

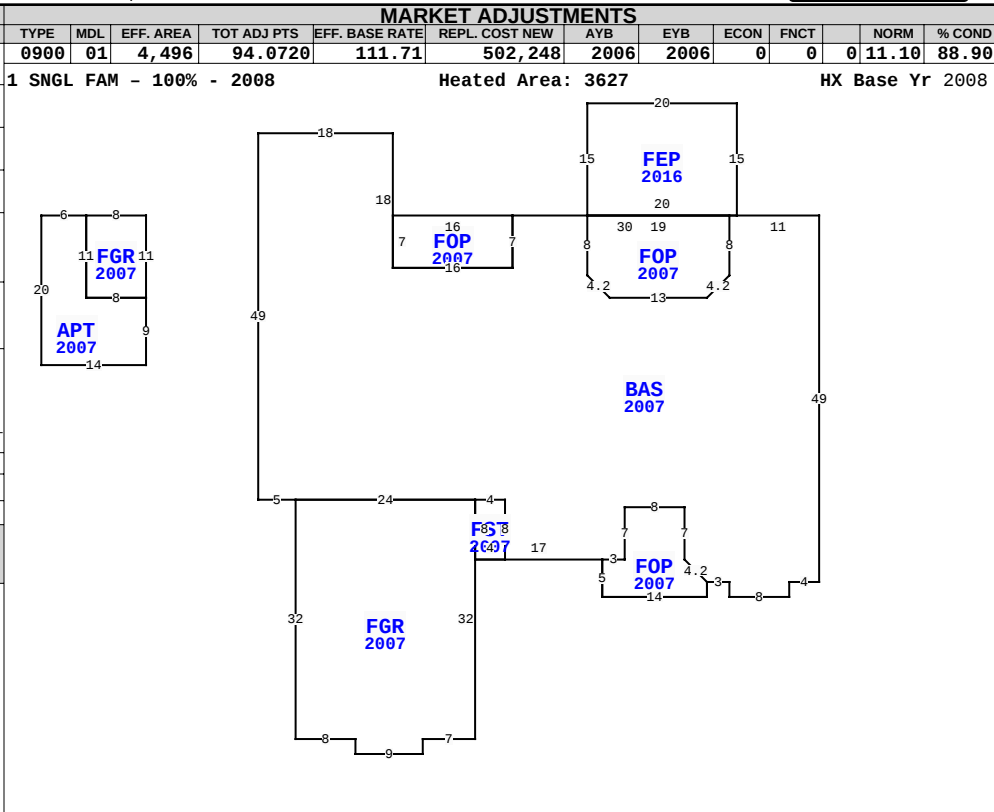
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| APT       | 192              | 100         | 192          | 19,067               |
| BAS       | 3,435            | 100         | 3,435        | 341,131              |
| FEP       | 300              | 80          | 240          | 23,834               |
| FGR       | 88               | 55          | 48           | 4,767                |
| FGR       | 786              | 55          | 432          | 42,902               |
| FOP       | 112              | 30          | 34           | 3,376                |
| FOP       | 122              | 30          | 37           | 3,674                |
| FOP       | 200              | 30          | 60           | 5,959                |
| FST       | 32               | 55          | 18           | 1,788                |
| TOTALS    | 5,267            |             | 4,496        | 446,498              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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   | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2007    | 2007        | 3 | 92     | 3,220           |       |
| 2   | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 2,778.00 | SF | 4.00     | 4.00           | 100       | 2007    | 2007        | 3 | 89     | 9,890           |       |
| 4   | 1127       | BRICK 8"    | 0 100   | 10 | 0  | 30.00    | SF | 11.00    | 11.00          | 100       | 2007    | 2007        | 3 | 97     | 320             |       |
| 5   | 1127       | BRICK 8"    | 0 100   | 13 | 0  | 52.00    | SF | 5.50     | 5.50           | 100       | 2007    | 2007        | 3 | 97     | 277             |       |
| 6   | 0911       | SCRN RM A   | 0 100   | 26 | 15 | 390.00   | SF | 17.50    | 17.50          | 100       | 2009    | 2009        | 3 | 45     | 3,071           |       |
| 7   | 0940       | SHEDS/PORT  | 0 100   | 10 | 10 | 100.00   | SF | 19.50    | 19.50          | 100       | 2008    | 2008        | 3 | 40     | 780             |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 01/06/2023 | BY | KWA |
|-------------|------------|----|-----|



|          |            |    |
|----------|------------|----|
| BLD DATE | 09/28/2007 | DJ |
| XF DATE  |            |    |
| INC DATE |            |    |

|                                 |
|---------------------------------|
| 55410 LITTLE BROOK DR, CALLAHAN |
|---------------------------------|

| TOTAL OB/XF |        |  |
|-------------|--------|--|
| TOTAL OB/XF | 17,558 |  |

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|-------------|--------|--|
| TOTAL OB/XF | 17,558 |  |

|                   |                          |           |
|-------------------|--------------------------|-----------|
| Total Acres: 0.00 | Total Land Value: 50,000 | Market: 0 |
|-------------------|--------------------------|-----------|

| NASSAU COUNTY PROPERTY |   |  |
|------------------------|---|--|
| PAGE 1 of 1            | 6 |  |

| VALUATION SUMMARY         |           |          |
|---------------------------|-----------|----------|
| VALUATION BY              |           | STANDARD |
| Tax Group: 6              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 446,498  |
| TOTAL MARKET OB/XF VALUE  |           | 17,558   |
| TOTAL LAND VALUE - MARKET |           | 50,000   |
| TOTAL MARKET VALUE        |           | 514,056  |
| SOH/AGL Deduction         |           | 273,046  |
| ASSESSED VALUE            |           | 241,010  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 191,010  |
| TOTAL JUST VALUE          |           | 514,056  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 400,238  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1632492   | ADDITION    | 38,301  | 06/01/2016 |
| B22396     | ADDITION    | 9,636   | 04/01/2009 |
| M11174     | MECH OTHER  | 0       | 03/01/2006 |
| C17000     | CO ISSUED   | 0       | 01/01/2006 |
| C17000     | CO ISSUED   | 228,846 | 01/01/2006 |
| C17001     | CO ISSUED   | 15,000  | 01/01/2006 |

| SALES DATA                     |           |           |
|--------------------------------|-----------|-----------|
| OFF RECORD Number              | DATE      | TYPE INST |
| 1737/0870                      | 4/26/2011 | WD U I 14 |
| GRANTOR: PARKER ANTHONY J JR & |           |           |
| GRANTEE: PARKER ANTHONY J JR   |           |           |
| 1112/1195                      | 2/07/2003 | WD Q V    |
| GRANTOR: BKS INC               |           |           |
| GRANTEE: PARKER ANTHONY J JR   |           |           |

| BUILDING NOTES                                                |  |  |
|---------------------------------------------------------------|--|--|
| BUILDING DIMENSIONS                                           |  |  |
| FGR=[YR=2007] W8 APT=[YR=2007] W6 S20 E14 N9 W8 N11 \$ S11    |  |  |
| E8 N11 \$ PTR= E90 BAS=[YR=2007] W11 FEP=[YR=2016] N15 W20    |  |  |
| S15 FOP=[YR=2007] S8 R3 D3 E13 U3 R3 N8 W19\$E20\$W30         |  |  |
| FOP=[YR=2007] W16 S7 E16 N7 \$ S7 W16 N18 W18 S49 E5          |  |  |
| FGR=[YR=2007] S32 E8 S2 E9 N2 E7 N32 W24 \$ E24 FST=[YR=2007] |  |  |
| E4 S8 W4 N8 \$ S8 E17 FOP=[YR=2007] S5 E14 N2 U3 L3 N7 W8 S7  |  |  |
| W3 \$ S5 E14 N2 E3 S2 E8 N2 E4 N49 \$ W90\$.                  |  |  |

| BUILDING NOTES                                                |  |  |
|---------------------------------------------------------------|--|--|
| BUILDING DIMENSIONS                                           |  |  |
| FGR=[YR=2007] W8 APT=[YR=2007] W6 S20 E14 N9 W8 N11 \$ S11    |  |  |
| E8 N11 \$ PTR= E90 BAS=[YR=2007] W11 FEP=[YR=2016] N15 W20    |  |  |
| S15 FOP=[YR=2007] S8 R3 D3 E13 U3 R3 N8 W19\$E20\$W30         |  |  |
| FOP=[YR=2007] W16 S7 E16 N7 \$ S7 W16 N18 W18 S49 E5          |  |  |
| FGR=[YR=2007] S32 E8 S2 E9 N2 E7 N32 W24 \$ E24 FST=[YR=2007] |  |  |
| E4 S8 W4 N8 \$ S8 E17 FOP=[YR=2007] S5 E14 N2 U3 L3 N7 W8 S7  |  |  |
| W3 \$ S5 E14 N2 E3 S2 E8 N2 E4 N49 \$ W90\$.                  |  |  |

|                |                           |
|----------------|---------------------------|
| Common: 50,000 | PRINTED 08/02/2023 BY SYS |
|----------------|---------------------------|