BLOCK 13 LOT 23
SPRING LAKE EST 4 REPLAT
PB 6/177

VISSERS MYRNA/VISSERS TAYLOR JOHN
55246 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0013-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

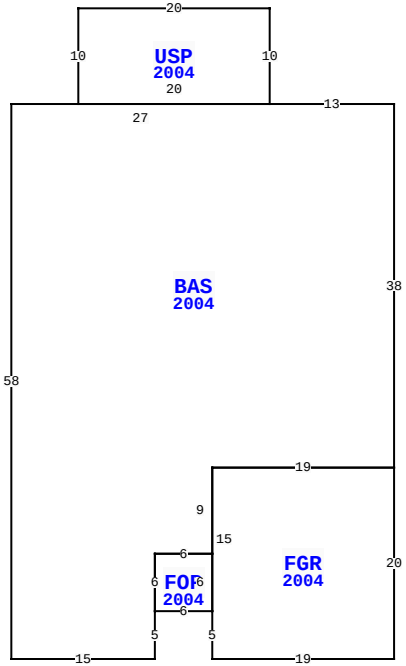
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,874	100	1,874	220,516
FGR	380	55	209	24,594
FOP	36	30	11	1,295
USP	200	30	60	7,060
TOTALS	2,490		2,154	253,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,154	104.8600	124.52	268,216	2004	2011	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2011 Heated Area: 1874 HX Base Yr 2011



55246 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		253,464
TOTAL MARKET OB/XF VALUE		4,180
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		307,644
SOH/AGL Deduction		166,097
ASSESSED VALUE		141,547
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		86,547
TOTAL JUST VALUE		307,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010056	REPAIR/RRF	10,500	07/30/2021
B13653	XFOB	2,000	10/01/2004
B13238	NEW CONSTR	136,551	07/01/2004
R6428	REPAIR/RRF	8,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1296	1/09/2023	QC	U	I	11	100
GRANTOR: VISSERS MYRNA REVOCAB						
GRANTEE: VISSERS MYRNA & TAY						
2544/1401	2/28/2022	QC	U	I	11	100
GRANTOR: VISSERS MYRNA						
GRANTEE: VISSERS MYRNA REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 USP=[YR=2004] N10 W20 S10 E20$ W27 S58 E15 N5 FOP=[YR=2004] E6 FGR=[YR=2004] S5 E19 N20 W19 S15$ N6 W6 S6$ N6 E6 N9 E19 N38$.

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	1,215.00	SF	4.00	4.00	100	2004	2004	3	86	4,180	

LAND DESCRIPTION

TOTAL OB/XF 4,180

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 10/21/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS