BLOCK 14 LOT 1
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

BROWN-ROBINSON TERIA/ROBINSON MAURICE
54686 SPRING LAKE DR
CALLAHAN, FL 32011

2023

46-2N-25-197D-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

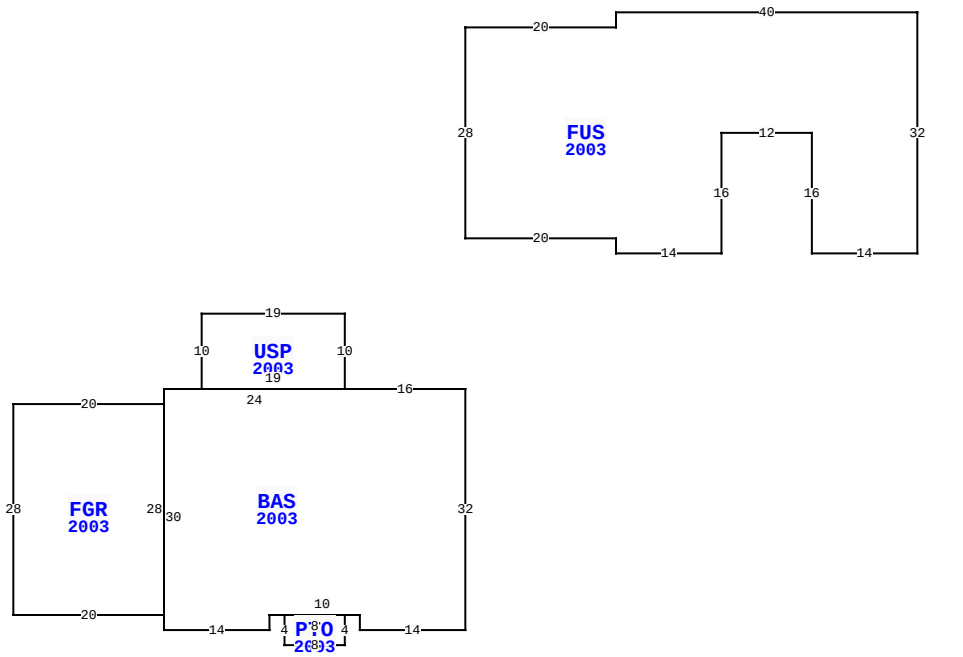
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD4 Adjustme	04	. 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	114,122
FGR	560	55	308	27,985
FUS	1,648	100	1,648	149,740
PTO	32	5	2	182
USP	190	30	57	5,179
TOTALS	3,686		3,271	297,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,271	84.5480	100.40	328,408	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2023 Heated Area: 2904 HX Base Yr 2023



54686 SPRING LAKE 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		297,209
TOTAL MARKET OB/XF VALUE		4,079
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		351,288
SOH/AGL Deduction		85,266
ASSESSED VALUE		266,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,022
TOTAL JUST VALUE		351,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12091	XFOB	3,000	12/01/2003
B11461	NEW CONSTR	212,637	07/01/2003
R5285	NEW CONSTR	8,000	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1970	2/22/2022	WD	Q	I	01	350,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BROWN-ROBINSON TERI						
2467/1455	5/20/2021	WD	Q	I	01	316,900
GRANTOR: KINARD WILLIAM H & AN						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2003;ORIG=0,-20] N28 E20 N2 E40 S32 W14 N16 W12 S16 W14 N2 W20 $
BAS=[YR=2003;ORIG=0,0] W16 W24 S2 S30 E14 N2 E2 E10 S2 E14 N32 $
FGR=[YR=2003;ORIG=-40,2] W20 S28 E20 N28 $
USP=[YR=2003;ORIG=-16,0] N10 W19 S10 E19 $
PTO=[YR=2003;ORIG=-24,30] S4 E8 N4 W8 $
PTR=[ORIG=0,0] N20 S20 $
.

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	1,214.00	SF	4.00	4.00	100	2003	2003	3	84	4,079	

LAND DESCRIPTION

TOTAL OB/XF 4,079

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS