

BLOCK 14 LOT 21
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

REYNOLDS ELIZABETH REV L TRUST/REYNOLDS ELIZABETH
54289 VONTZ CIR
CALLAHAN, FL 32011

2023

46-2N-25-197D-0014-0210



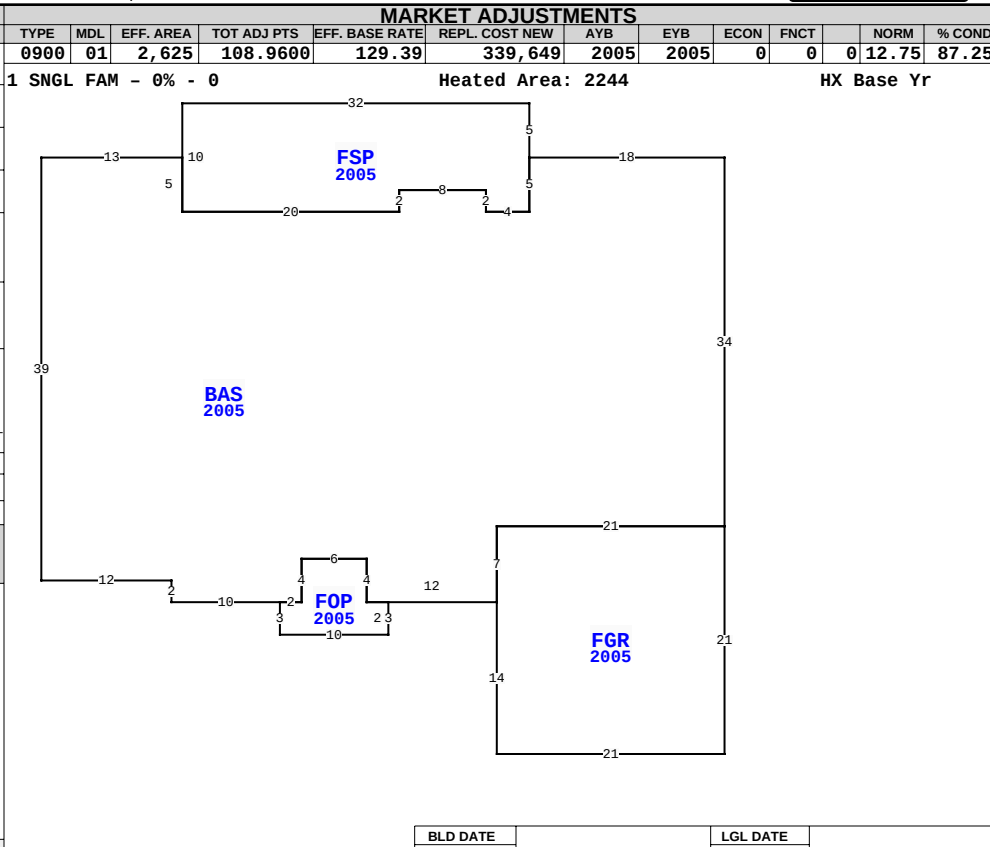
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,244	100	2,244	253,331
FGR	441	55	243	27,433
FOP	54	30	16	1,806
FSP	304	40	122	13,773
TOTALS	3,043		2,625	296,344

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	2,834.00	SF	4.00	4.00	100	2005
2	1242	WD DECK A	0	0	31	744.00	SF	10.00	10.00	100	2007
3	0855	CONC PAVER	0	0	9	243.00	SF	7.00	7.00	100	2007
4	0510	GARAGE WD-	0	0	30	1,500.00	SF	35.00	35.00	100	2015
5	0810	CONCRETE A	0	0	0	510.00	SF	6.50	6.50	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006		0.00	0.00	1.00	LT	1.00



55132 BEAR RUN RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					296,344				
TOTAL MARKET OB/XF VALUE					59,687				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					406,031				
SOH/AGL Deduction					62,468				
ASSESSED VALUE					343,563				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					343,563				
TOTAL JUST VALUE					406,031				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					312,330				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529894	GARAGE	64,350	02/01/2015
E0514191	ELEC OTHER	2,000	02/01/2005
E0514191	ELEC OTHER	2,000	02/01/2005
M0409047	H/AC	0	12/01/2004
B13952	NEW CONSTR	159,301	11/01/2004
R6817	REPAIR/RRF	2,000	11/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2624/1335	3/01/2023	SW	U	I	11		100
GRANTOR: REYNOLDS ELIZABETH R							
GRANTEE: REYNOLDS ELIZABETH							
2226/1315	9/13/2018	WD	Q	I	02		299,000
GRANTOR: TEW LARRY W & KARI R							
GRANTEE: REYNOLDS SARA ELIZA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W18 FSP=[YR=2005] N5 W32 S10 E20 N2 E8 S2 E4 N5\$ S5 W4 N2 W8 S2 W20 N5 W13 S39 E12 S2 E10 FOP=[YR=2005] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 FGR=[YR=2005] S14 E21 N21 W21 S7\$ N7 E21 N34\$.									