

BLOCK 14 LOT 31
SPRING LAKE EST 4 REPLAT
PB 6/177

FRANKLIN PAULA BERNICE
55044 CUB COURT
CALLAHAN, FL 32011

2023

46-2N-25-197D-0014-0310



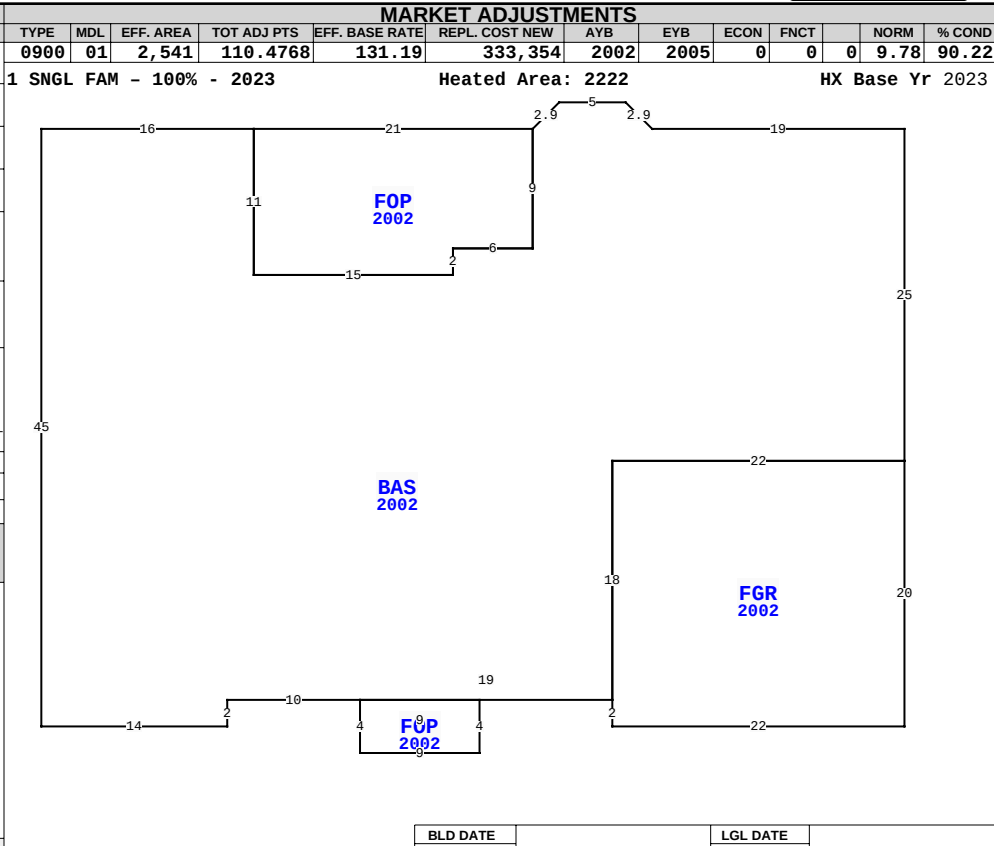
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,222	100	2,222	262,995
FGR	440	55	242	28,643
FOP	36	30	11	1,302
FOP	219	30	66	7,812
TOTALS	2,917		2,541	300,752

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,328.00	SF	4.00	4.00	
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	870.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



55044 CUB CT, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										309,807	
TOTAL MARKET OB/XF VALUE										49,268	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										409,075	
SOH/AGL Deduction										0	
ASSESSED VALUE										409,075	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										359,075	
TOTAL JUST VALUE										409,075	
NCON VALUE										9,055	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										311,064	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2117546	REPAIR/RRF	16,625	12/20/2021
19006454	SWIM POOL	20,000	06/18/2019
B9829	NEW CONSTR	154,813	06/01/2002
E9787	NEW CONSTR	2,300	06/01/2002
P5738	NEW CONSTR	0	06/01/2002
R4202	REPAIR/RRF	4,500	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2590/0458	9/09/2022	WD	Q	I	02	475,000	
GRANTOR: OPENDOOR PROPERTY TRU							
GRANTEE: FRANKLIN PAULA BERN							
2565/1398	5/23/2022	WD	U	I	37	455,000	
GRANTOR: DONALDSON GERARD C &							
GRANTEE: OPENDOOR PROPERTY T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W19 U2 L2 W5 D2 L2 FOP=[YR=2002] W21 S11 E15 N2 E6 N9 \$ S9 W6 S2 W15 N11 W16 S45 E14 N2 E10 FOP=[YR=2002] S4 E9 N4 W9 \$ E19 FGR=[YR=2002] S2 E22 N20 W22 S18 \$ N18 E22 N25 \$.									

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