

BLOCK 15 LOT 3
IN OR 1271/1889
SPRING LAKE EST 4 REPLAT

RAMOS CHARLES I & MARJORIE
54730 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0015-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	08
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	181,358
FGR	616	55	339	35,911
FOP	48	30	14	1,483
FSP	504	40	202	21,399
FUS	2,176	100	2,176	230,510
TOTALS	5,056		4,443	470,661

EXTRA FEATURES	
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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	0812	CONCRETE C	0	100	0	0	1,726.00	SF	4.00	4.00	100	2004	2004	3	86	5,937	
2	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	2006	2006	3	48	22,195	
3	0911	SCRN RM A	0	100	42	32	1,344.00	SF	17.50	17.50	100	2006	2006	3	31	7,291	
4	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2006	2006	3	88	7,040	
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	24.00	24.00	100	2006	2006	3	31	714	

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,443	98.0320	116.41	517,210	2004	2004	0	0	0	91.00
1 SNGL FAM - 100% - 2005											
Heated Area: 3888											
HX Base Yr 2005											
54730 SPRING LAKE DR, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				470,661			
TOTAL MARKET OB/XF VALUE				43,177			
TOTAL LAND VALUE - MARKET				50,000			
TOTAL MARKET VALUE				563,838			
SOH/AGL Deduction				348,758			
ASSESSED VALUE				215,080			
TOTAL EXEMPTION VALUE				50,000			
BASE TAXABLE VALUE				165,080			
TOTAL JUST VALUE				563,838			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				438,735			