

BLOCK 15 LOT 4
IN OR 2234/1212
SPRING LAKE EST 4 REPLAT

THOMPSON MICHAEL & LYNETTE
54702 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0015-0040



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																										
Exterior Wall	20	FACE BRICK 100	0900	01	3,056	100.8320	119.74	365,925	2002	2002	0	0	0	15.00	85.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 2594																									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019																									
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																									
Interior Floo	14	CARPET 80														Tax Group: 6													Tax Dist:												
Interior Floo	11	CLAY TILE 20														BUILDING MARKET VALUE													311,036												
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													36,882												
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													50,000												
Bedrooms	4	100														TOTAL MARKET VALUE													397,918												
Bathrooms	2.5	100														SOH/AGL Deduction													130,829												
Frame	02	WOOD FRAME 100														ASSESSED VALUE													267,089												
Stories	1.	1. 100														TOTAL EXEMPTION VALUE													HX HB 50,000												
Units	0	100														BASE TAXABLE VALUE													217,089												
Occupancy	00	NONE 100	TOTAL JUST VALUE													397,918																									
			NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													312,061																									
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	2,594	100	2,594	264,015																																					
FGR	476	55	262	26,666																																					
FOP	368	30	110	11,195																																					
UOP	451	20	90	9,160																																					
TOTALS			3,889	3,056	311,036																																				
EXTRA FEATURES					54702 SPRING LAKE DR, CALLAHAN																																				
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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2002	2002	3	87	3,045																									
2	0812	CONCRETE C	0	100	0	0		1,617.00	SF 4.00	4.00	100	2002	2002	3	83	5,368																									
3	0861	POOL GUNIT	0	100	0	0		450.00	SF 85.00	85.00	100	2007	2007	3	52	19,890																									
4	0845	KOOL DECK	0	100	0	0		450.00	SF 7.25	7.25	100	2007	2007	3	89	2,904																									
5	0910	SCRN RM L	0	100	34	29		986.00	SF 15.00	15.00	100	2007	2007	3	35	5,177																									
6	0940	SHEDS/PORT	0	100	10	8		80.00	SF 20.10	20.10	100	2006	2006	3	31	498																									
TOTAL OB/XF 36,882																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																								
REVIEW DATE 02/23/2017 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																									