BLOCK 15 LOT 6
SPRING LAKE EST 4 REPLAT
PB 6/177

BURCH LINDA M/HALL LINDA
55061 LITTLE BROOK DR
CALLAHAN, FL 32011-8541

2023

46-2N-25-197D-0015-0060

BUILDING CHARACTERISTICS

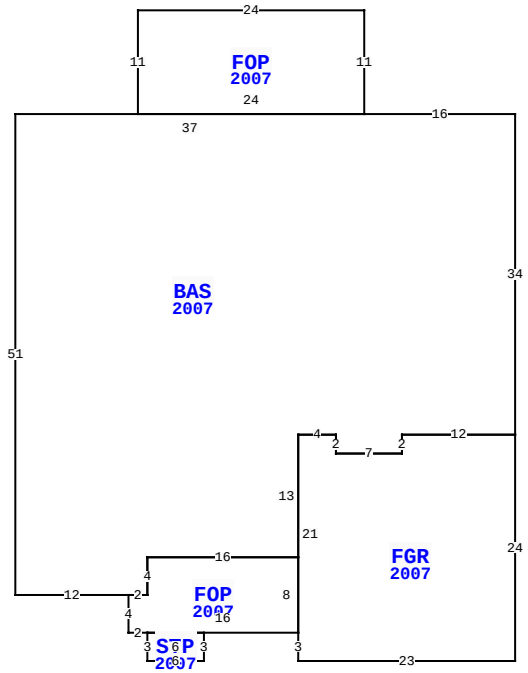
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,262	100	2,262	256,782
FGR	538	55	296	33,602
FOP	136	30	41	4,654
FOP	264	30	79	8,968
STP	18	10	2	227
TOTALS	3,218		2,680	304,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,680	107.7120	127.91	342,799	2007	2007	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2008 Heated Area: 2262 HX Base Yr 2008



55061 LITTLE BROOK DR, CALLAHAN

BLD DATE	09/28/2007 DJ	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		304,234
TOTAL MARKET OB/XF VALUE		11,372
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		365,606
SOH/AGL Deduction		178,128
ASSESSED VALUE		187,478
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		132,478
TOTAL JUST VALUE		365,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18006	ELEC OTHER	2,000	09/01/2006
M12069	MECH OTHER	0	09/01/2006
P11451	OTHER	0	08/01/2006
C18251	CO ISSUED	0	07/01/2006
B18251	NEW CONSTR	224,000	07/01/2006
R09548	REPAIR/RRF	6,000	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/0337	12/13/2021	QC	U	I	11	100
GRANTOR: BURCH LINDA M						
GRANTEE: BURCH LINDA M & LIN						
1070/1608	7/25/2002	WD	Q	V		30,000
GRANTOR: BKS INC						
GRANTEE: BURCH LINDA M & GLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 FOP=[YR=2007] N11 W24 S11 E24$ W37 S51 E12 FOP=[YR=2007] S4 E2 STP=[YR=2007] S3 E6 N3 W6$ E16 FGR=[YR=2007] S3 E23 N24 W12 S2 W7 N2 W4 S21$ N8 W16 S4 W2$ E2 N4 E16 N13 E4 S2 E7 N2 E12 N34 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	2,290.00	SF	4.00	4.00	100	2007	2007	3	89	8,152	

LAND DESCRIPTION

TOTAL OB/XF 11,372

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 07/24/2017 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS