

BLOCK 16 LOT 2
IN OR 2055/1385
CONSERV ESMT PT OR 929/824

COLLINS JUSTIN C & LORIE L
55176 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0016-0020



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		5 100
Bathrooms		3 100
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	2,818	100	2,818	307,560
FGR	636	55	350	38,200
FOP	68	30	20	2,183
FOP	90	30	27	2,946
FSP	373	40	149	16,262
TOTALS	3,985		3,364	367,151

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,888.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006		0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,364	105.3400	125.09	420,803	2005	2005	0	0	0 12.75	87.25	
1 SNGL FAM - 100% - 2017												
Heated Area: 2818												
HX Base Yr 2017												

55176 LITTLE BROOK DR, 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					367,151				
TOTAL MARKET OB/XF VALUE					9,720				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					426,871				
SOH/AGL Deduction					169,596				
ASSESSED VALUE					257,275				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					207,275				
TOTAL JUST VALUE					426,871				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					335,226				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09289	MECH OTHER	0	02/01/2005
E0514162	ELEC OTHER	8,500	02/01/2005
B13997	NEW CONSTR	218,000	11/01/2004
R6849	REPAIR/RRF	4,300	11/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2055/1385	6/28/2016	WD	Q	I	01	250,000	
GRANTOR:MITCHELL TAMMY D & ST							
GRANTEE:COLLINS JUSTIN C &							
1115/1750	2/25/2003	WD	Q	V		28,800	
GRANTOR:BKS INC							
GRANTEE:MITCHELL TAMMY D &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2005] W17 S4 BAS=[YR=2005] W3 N4 W9 FSP=[YR=2005] N4 W33 S10 E1 S5 E11 N5 E19 N6 E2\$ W2 S6 W19 S5 W11 N5 W29 S30 FGR=[YR=2005] S25 E7 S1 E11 N1 E7 N25 W25\$ E25 S13 E12 N10 E9 FOP=[YR=2005] S3 E14 N3 W3 N6 W8 S6 W3\$ E3 N6 E8 S6 E13 N10 E20 N25 W17\$ E17 N4\$.									

TOTAL OB/XF									
9,720									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006		0.00	0.00	1.00