

BLOCK 16 LOT 6
IN OR 1784/1615
CONSERV ESMT PT OR 929/824

ALEXANDER ROGER & REBECCA
55072 LITTLE BROOK DR
CALLAHAN, FL 32011

2023

46-2N-25-197D-0016-0060



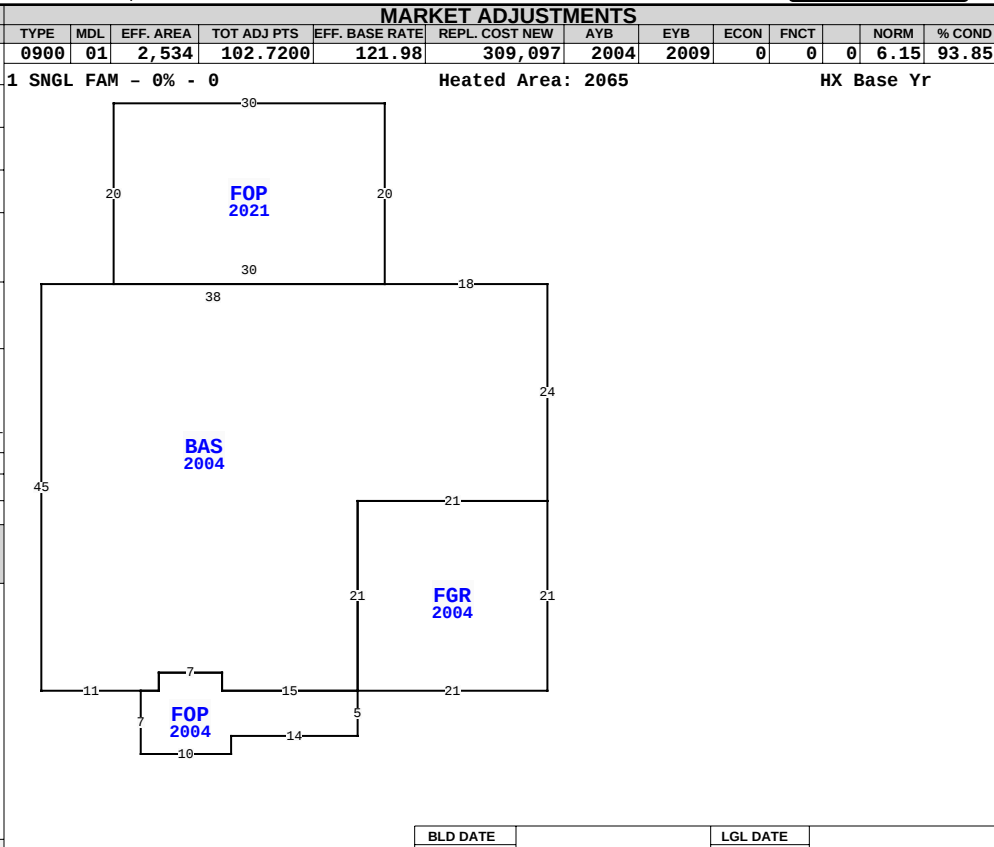
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	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
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,065	100	2,065	236,398
FGR	441	55	243	27,818
FOP	154	30	46	5,266
FOP	600	30	180	20,606
TOTALS	3,260		2,534	290,088

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,605.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

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	0	0006		0.00	0.00	1.00	LT	



55072 LITTLE BROOK DR, CALLAHAN											
TOTAL OB/XF 9,021											

TOTAL OB/XF											
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	0	0006		0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
290,088											
TOTAL MARKET OB/XF VALUE											
9,021											
TOTAL LAND VALUE - MARKET											
50,000											
TOTAL MARKET VALUE											
349,109											
SOH/AGL Deduction											
55,846											
ASSESSED VALUE											
293,263											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
293,263											
TOTAL JUST VALUE											
349,109											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
275,199											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004399	ADDITION	14,640	04/09/2021
B1703330	REPAIR/RRF	12,500	05/01/2017
M7693	H/AC	0	12/09/2003
B11913	NEW CONSTR	152,267	11/05/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1784/1615	3/14/2012	WD	Q	I	01	138,000
GRANTOR: GRANT KENNETH W & DIA						
GRANTEE: ALEXANDER ROGER & R						
1225/1262	4/27/2004	WD	Q	I		175,300
GRANTOR: HALLMARK HOMES INC						
GRANTEE: GRANT KENNETH W & D						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W18 FOP=[YR=2021] N20 W30 S20 E30\$ W38 S45 E11											
FOP=[YR=2004] S7 E10 N2 E14 N5 W15 N2 W7 S2 W2\$ E2 N2 E7 S2											
E15 FGR=[YR=2004] E21 N21 W21 S21\$ N21 E21 N24\$.											