

BLOCK 16 LOT 8
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

TERLAJE JOSEPH A & HOLLY J
55022 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0016-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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	1,222	100	1,222	124,605
FGR	400	55	220	22,433
FOP	18	30	5	510
FUS	1,584	100	1,584	161,517
TOTALS	3,224		3,031	309,064

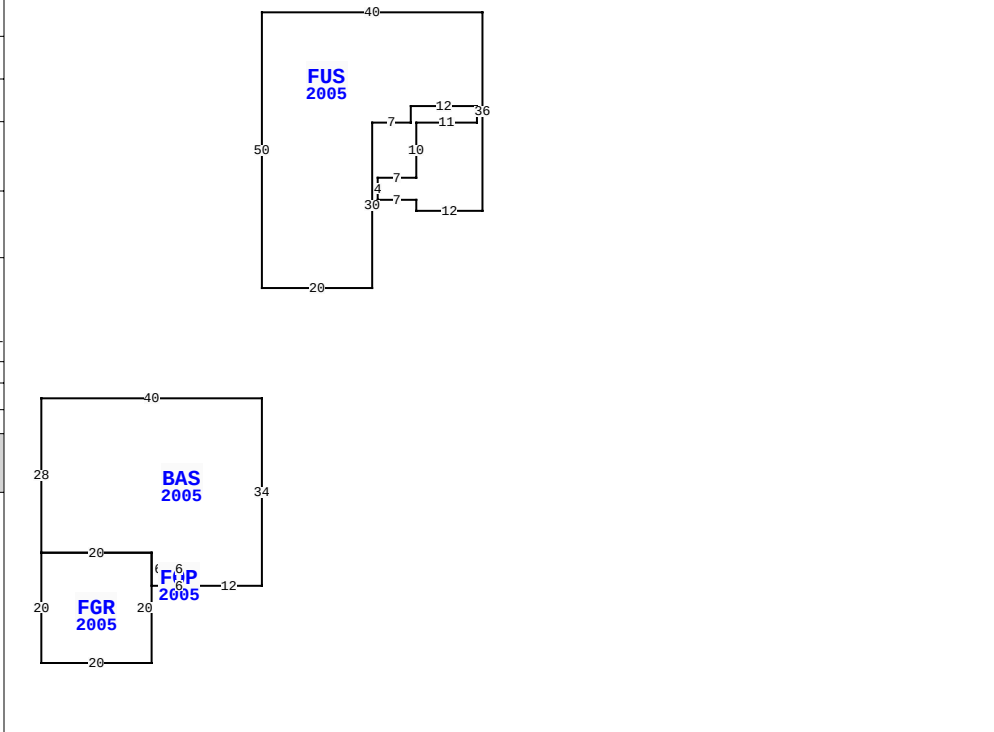
EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,209.00	SF	4.00	4.00	100	2005	2005	3	87	4,207	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	12.90	12.90	100	2005	2005	3	27	279	
3	0861	POOL GUNIT	0	100	0	0	465.00	SF	85.00	85.00	100	2007	2007	3	52	20,553	
4	0855	CONC PAVER	0	100	0	0	773.00	SF	10.00	10.00	100	2007	2007	3	89	6,880	
5	0462	ST/AL FNC	0	100	136	4	544.00	SF	10.00	10.00	100	2007	2007	3	52	2,829	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	0006

REVIEW DATE	02/12/2018	BY	KBX	Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000	PRINTED 08/02/2023 BY SYS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,031	93.8400	111.44	337,775	2005	2005	0	0	0	8.50	91.50
1 SNGL FAM - 100% - 2021 Heated Area: 2806 HX Base Yr 2021												



55022 LITTLE BROOK DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													35,192
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				309,064	
TOTAL MARKET OB/XF VALUE				35,192	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				394,256	
SOH/AGL Deduction				108,802	
ASSESSED VALUE				285,454	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				235,454	
TOTAL JUST VALUE				394,256	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				310,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19164	SWIM POOL	34,000	12/01/2006
B13948	NEW CONSTR	198,975	11/01/2004
R6814	REPAIR/RRF	8,000	11/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2363/0587	5/21/2020	WD	Q	I	01	330,000
GRANTOR: GUSTAFSON OSCAR A & J						
GRANTEE: TERLAJE JOSEPH A &						
1309/0123	4/12/2005	WD	Q	I		193,200
GRANTOR: MARONDA HOMES INC						
GRANTEE: GUSTAFSON OSCAR A						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2005] W40 S28 FGR=[YR=2005] S20 E20 N20 W20\$ E20 S6 E2 FOP=[YR=2005] E6 N3 W6 S3\$ N3 E6 S3 E12 N34\$ PTR=N20 FUS=[YR=2005] N50 E40 S36 W12 N2 W7 N4 E7 N10 E11 N3 W12 S3 W7 S30 W20\$ S20\$.		