BLOCK 1 LOT 1
SPRING LAKE EST #1 PB 5/183

HOOK TERRY & LAURA
54262 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197A-0001-0010

BUILDING CHARACTERISTICS

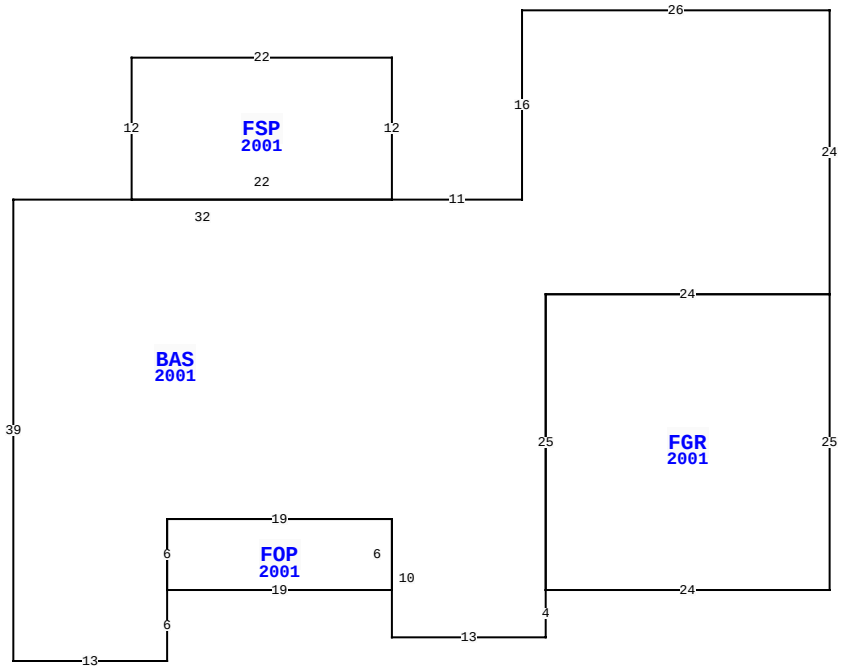
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,109	100	2,109	266,919
FGR	600	55	330	41,765
FOP	114	30	34	4,303
FSP	264	40	106	13,416
TOTALS	3,087		2,579	326,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,579	107.7120	134.64	347,237	2000	2015	0	0	0	6.00	94.00

1 SNGL FAM – 0% - 2024 Heated Area: 2109 HX Base Yr



54262 SPRING LAKE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	326,403
TOTAL MARKET OB/XF VALUE	12,596
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	393,999
SOH/AGL Deduction	0
ASSESSED VALUE	393,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,999
TOTAL JUST VALUE	393,999
NCON VALUE	36,101
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010078	REPAIR/RRF	18,674	10/21/2020
B007127	NEW CONSTR	102,701	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/902	6/29/2023	WD	Q	I	01	500,000
GRANTOR: COLE TAMMY						
GRANTEE: HOOK TERRY & LAURA						
2443/0253	3/03/2021	WD	Q	I	01	285,000
GRANTOR: MULLIS HOWARD R JR						
GRANTEE: COLE TAMMY & CARLUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W26 S16 W11 FSP=[YR=2001] N12 W22 S12 E22 $ W32 S39 E13 N6 FOP=[YR=2001] E19 N6 W19 S6 $ N6 E19 S10 E13 N4 FGR=[YR=2001] E24 N25 W24 S25 $ N25 E24 N24 $.

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	0811	CONCRETE B	0	0	0	0	960.00	SF	5.20	5.20	100	2000	2000	3	79	3,944	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
3	0812	CONCRETE C	0	0	0	0	1,700.00	SF	4.00	4.00	100	2004	2004	3	84	5,712	

LAND DESCRIPTION

TOTAL OB/XF 12,596

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	0	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/23/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS