

BLOCK 1 LOT 2
IN OR 1809/695
SPRING LAKE EST #1 PB 5/183

FERKEL JEFF A & CYNTHIA L
54296 SPRING LAKE DR
CALLAHAN, FL 32011

2024

46-2N-25-197A-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,512	100	1,512	125,762
FGR	672	55	370	30,775
FUS	1,896	100	1,896	157,701
STP	56	10	6	500
UOP	32	20	6	500
TOTALS	4,168		3,790	315,237

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	2,266.00	SF	4.00	4.00	100	2007	2007	3	88	7,976	

LAND DESCRIPTION			TOTAL OB/XF 7,976													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00

REVIEW DATE 01/31/2022 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	3,790	112.4010	89.92	340,797	2007	2007	0	0	7.50	92.50
1 SFR MODULR - 100% - 2014 Heated Area: 3408 HX Base Yr 2014											
54296 SPRING LAKE DR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/04/2024 MLU											

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			315,237	
TOTAL MARKET OB/XF VALUE			7,976	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			378,213	
SOH/AGL Deduction			171,299	
ASSESSED VALUE			206,914	
TOTAL EXEMPTION VALUE	HX HB VX		55,000	
BASE TAXABLE VALUE			151,914	
TOTAL JUST VALUE			378,213	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			355,199	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013129	REPAIR/RRF	15,905	09/28/2021
P12345	OTHER	0	05/01/2007
M12238	MECH OTHER	0	11/01/2006
E17788	TEMP POLE	0	08/01/2006
C16743	CO ISSUED	0	12/01/2005
B16743	NEW CONSTR	325,941	12/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1809/0695	8/16/2012	WD	Q	I	02
GRANTOR: EVERBANK					SALE PRICE
GRANTEE: FERKEL JEFF A & CYN					
1702/0679	10/01/2010	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: EVERBANK					

BUILDING NOTES															
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BUILDING DIMENSIONS
FGR=[YR=2007] W24 BAS=[YR=2007] W54 S28 E23 UOP=[YR=2007] S4 STP=[YR=2007] S7 E8 N7 W8\$ E8 N4 W8\$ E31 N28\$ S28 E24 N28\$ PTR=E15 FUS=[YR=2007] E54 S8 E4 N6 E8 S6 E12 S12 W5 S6 W4 N6 W7 S6 W4 N6 W4 S8 W54 N28\$ W15\$.