

BLOCK 2 LOT 1
IN OR 1006/405
CONSERV ESMT PT OR 929/824

CROSBY KIMBERLY/CROSBY KENNETH
54329 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197A-0002-0010



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 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,369	100	2,369	271,641
FGR	574	55	316	36,234
FOP	48	30	14	1,606
FOP	54	30	16	1,834
FSP	189	40	76	8,714
FUS	416	100	416	47,700

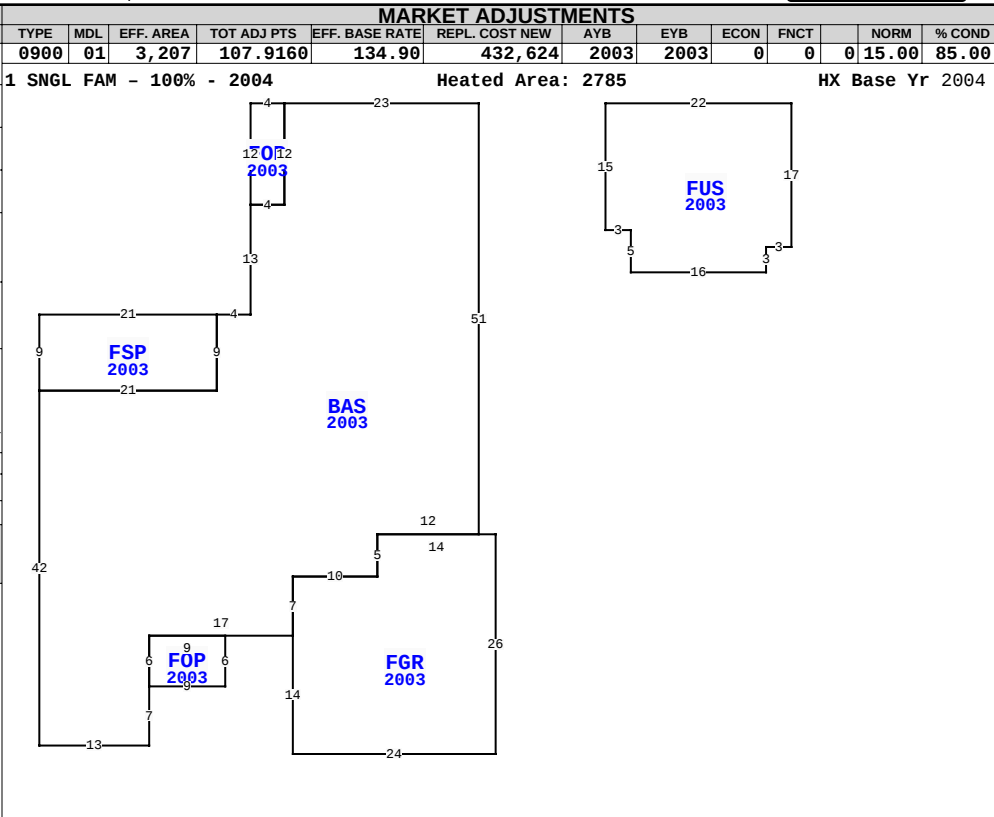
TOTALS	3,650		3,207	367,730
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,739.00	SF	4.00	4.00	100	2003	2003	3	83	5,773	
2	1127	BRICK 8"	0	100	11	4	44.00	SF	11.00	11.00	100	2003	2003	3	95	460	
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2003	2003	3	32	11,424	
4	0845	KOOL DECK	0	100	0	0	805.00	SF	7.25	7.25	100	2003	2003	3	83	4,844	
5	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	21	252	
6	0479	VF PICKET	0	100	0	0	92.00	LF	10.00	10.00	100	2006	2006	3	69	635	

LAND DESCRIPTION				
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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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	55,000							



54329 SPRING LAKE DR, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	23,388
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				379,765	
TOTAL MARKET OB/XF VALUE				23,388	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				458,153	
SOH/AGL Deduction				222,076	
ASSESSED VALUE				236,077	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				186,077	
TOTAL JUST VALUE				458,153	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				439,745	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10244	GARAGE	1,080	04/01/2007
E11625	NEW CONSTR	300	08/01/2003
E10405	NEW CONSTR	2,500	11/01/2002
B10213	NEW CONSTR	198,029	01/01/2002
R4413	REPAIR/RRF	3,500	01/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1006/0405	9/04/2001	WD U	V	V	16
SALE PRICE					
10,000					

GRANTOR: SPRING LAKE ESTATES 0					
GRANTEE: CROSBY KENNETH SR &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
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BAS=[YR=2003] W23 FOP2003 = W4 S12 E4 N12 \$ S12 W4 S13 W4
FSP=[YR=2003] W21 S9 E21 N9 \$ S9 W21 S42 E13 N7
FOP=[YR=2003] E9 N6 W9 S6 \$ N6 E17 FGR=[YR=2003] S14 E24
N26 W14 S5 W10 S7 \$ N7 E10 N5 E12 N51 \$ PTR= E15
FUS=[YR=2003] E22 S17 W3 S3 W16 N5 W3 N15 \$ W15 \$.

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