

BLOCK 2 LOT 3
IN OR 830 PG 1948
SPRING LAKE EST #1 PB 5/183

ALTMAN TIMOTHY D SR & JUDY A
55025 WETLAND WAY
CALLAHAN, FL 32011

2024

46-2N-25-197A-0002-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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	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	1,608	100	1,608	181,893
FGR	521	55	287	32,465
FOP	84	30	25	2,828
FUS	464	100	464	52,487
UOP	520	20	104	11,764

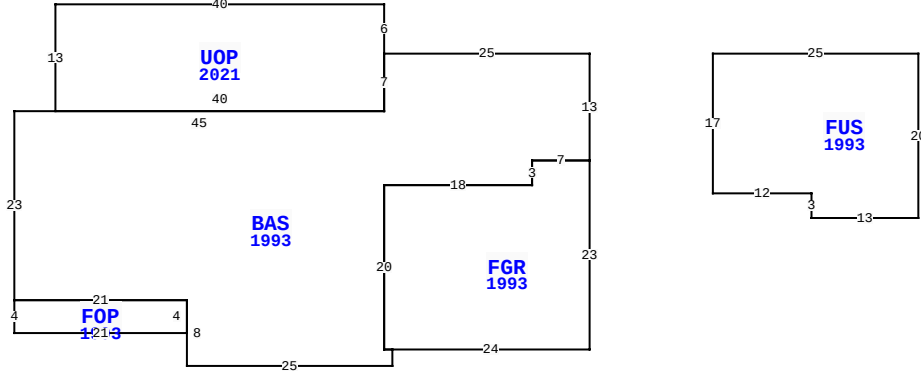
TOTALS	3,197		2,488	281,436
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,888.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	40	20	800.00	SF	10.00
4	0810	CONCRETE A	0	100	0	0	346.00	SF	6.50
5	0851	PATIO STON	0	100	0	0	224.00	SF	0.23
6	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00
7	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00
8	0855	CONC PAVER	0	100	0	0	954.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	02/08/2021	BY	KBA
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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	2,488	113.4720	141.84	352,898	1989	1994		0	0	20.25
1 SNGL FAM - 100% - 2000											
Heated Area: 2072											
HX Base Yr 2000											



55025 WETLAND WAY, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/04/2024	MLU
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		281,436	
TOTAL MARKET OB/XF VALUE		45,888	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		382,324	
SOH/AGL Deduction		187,403	
ASSESSED VALUE		194,921	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		139,921	
TOTAL JUST VALUE		382,324	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		367,470	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012172	REPAIR/RRF	0	09/13/2021
B1327293	SWIM POOL	31,830	06/10/2013
B1023664	XFOB	4,796	06/08/2010
B23664	ADDITION	4,796	06/01/2010
B0617987	REPAIR/RRF	1,617	10/31/2006
5592	NEW CONSTR	3,400	12/21/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0830/1948	4/23/1998	WD	Q	I	
GRANTOR: FARMIN WILLIAM A & DA					
GRANTEE: ALTMAN TIMOTHY & DW					
0738/1160	9/06/1995	WD	Q	I	
GRANTOR: BRIGHT CARLIE & MARIL					
GRANTEE: FARMIN WM A & DANIT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 UOP=[YR=2021] N6 W40 S13 E40 N7 \$ S7 W45 S23 FOP=[YR=1993] S4 E21 N4 W21 \$ E21 S8 E25 N2 FGR=[YR=1993] E24 N23 W7 S3 W18 S20 E1\$W1 N20 E18 N3 E7 N13 \$ PTR= E15 FUS=[YR=1993] E25 S20 W13 N3 W12 N17 \$ W15 \$.									

TOTAL OB/XF									
45,888									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

Market:	0	Agricultural:	0	Common:	55,000
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