BLOCK 2 LOT 6
IN OR 1078/1331
SPRING LAKE EST #1 PB 5/183

NEUMAN DOUGLAS R & DIANE E
55070 WETLAND WAY
CALLAHAN, FL 32011

2024

46-2N-25-197A-0002-0060

NASSAU COUNTY PROPERTY

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 80
Interior Floo	11	CLAY TILE 20
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

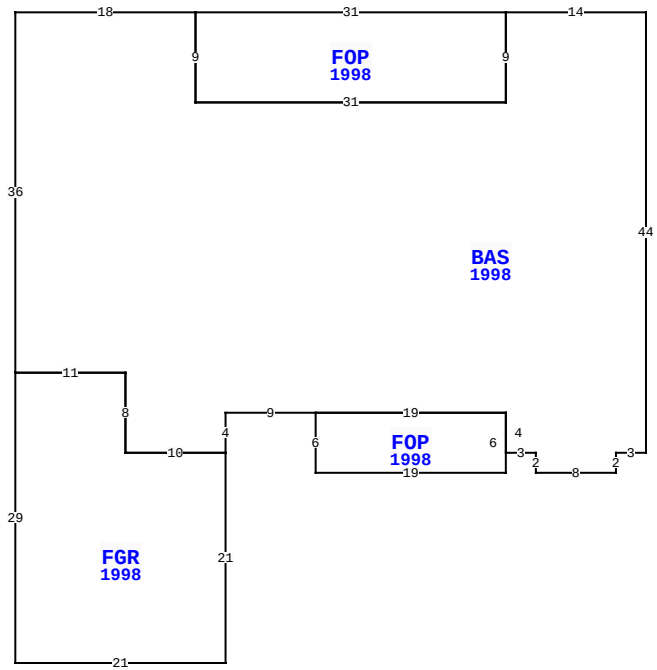
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,309	100	2,309	255,773
FGR	529	55	291	32,235
FOP	114	30	34	3,766
FOP	279	30	84	9,305
TOTALS	3,231		2,718	301,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,718	104.2560	130.32	354,210	1998	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 1999 Heated Area: 2309 HX Base Yr 1999



55070 WETLAND WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		310,424
TOTAL MARKET OB/XF VALUE		58,320
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		423,744
SOH/AGL Deduction		207,467
ASSESSED VALUE		216,277
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,277
TOTAL JUST VALUE		423,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002446	REPAIR/RRF	19,000	03/18/2020
B1429148	ADDITION	5,500	08/01/2014
B0108223	GARAGE	13,750	04/01/2001
B985181	ADDITION	6,700	07/01/1998
B985100	SWIM POOL	14,000	06/01/1998
B984865	NEW CONSTR	116,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1078/1331	9/04/2002	WD	U	I	01	100
GRANTOR: NEUMAN DOUGLAS & DIAN						
GRANTEE: NEUMAN DOUGLAS R &						
0827/0776	3/25/1998	WD	Q	V		13,500
GRANTOR: SPRING LAKE ESTATES O						
GRANTEE: MATTHEWS DIANE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 FOP=[YR=1998] W31 S9 E31 N9 $ S9 W31 N9 W18 S36 FGR=[YR=1998] S29 E21 N21 W10 N8 W11 $ E11 S8 E10 N4 E9 FOP=[YR=1998] S6 E19 N6 W19 $ E19 S4 E3 S2 E8 N2 E3 N44 $.

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	0810	CONCRETE A	0	100	0	0	1,435.00	SF	6.50	6.50	100	1998	1998	3	75	6,996	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
3	0812	CONCRETE C	0	100	0	0	2,462.00	SF	4.00	4.00	100	2001	2001	3	80	7,878	
4	0855	CONC PAVER	0	100	0	0	941.00	SF	10.00	10.00	100	2014	2014	3	95	8,940	
5	0861	POOL GUNIT	0	100	0	0	253.00	SF	85.00	85.00	100	2014	2014	3	75	16,129	
6	0910	SCRN RM L	0	100	48	25	1,200.00	SF	15.00	15.00	100	2014	2014	3	65	11,700	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2014	2014	3	65	650	
8	0476	VF 6 SBPL	0	100	0	0	105.00	LF	32.00	32.00	100	2019	2019	3	95	3,192	

LAND DESCRIPTION

TOTAL OB/XF 58,320

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	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							

REVIEW DATE 08/12/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS

BLOCK 2 LOT 6
IN OR 1078/1331
SPRING LAKE EST #1 PB 5/183

NEUMAN DOUGLAS R & DIANE E
55070 WETLAND WAY
CALLAHAN, FL 32011

2024

46-2N-25-197A-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

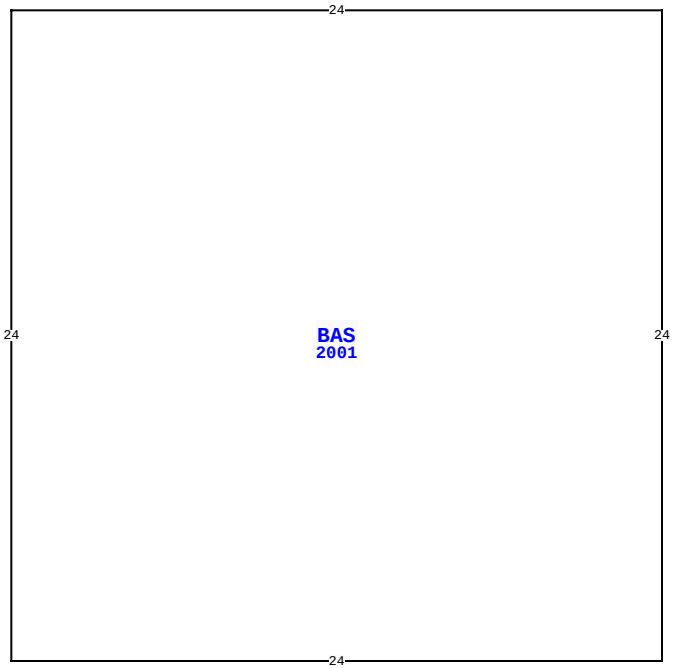
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		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	576	100	576	9,346
TOTALS	576		576	9,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	61.0000	21.35	12,298	2001	2006	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 1999 Heated Area: 576 HX Base Yr 1999



55070 WETLAND WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		310,424
TOTAL MARKET OB/XF VALUE		58,320
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		423,744
SOH/AGL Deduction		207,467
ASSESSED VALUE		216,277
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,277
TOTAL JUST VALUE		423,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1078/1331	9/04/2002	WD	U	I	01	100
GRANTOR: NEUMAN DOUGLAS & DIAN						
GRANTEE: NEUMAN DOUGLAS R &						
0827/0776	3/25/1998	WD	Q	V		13,500
GRANTOR: SPRING LAKE ESTATES O						
GRANTEE: MATTHEWS DIANE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 S24 E24 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/12/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS