

BLOCK 2 LOT 8
IN OR 775 PG 1019
SPRING LAKE EST #1 PB 5/183

BLUE LARRY & NEDORA
55062 WETLAND WAY
CALLAHAN, FL 32011

2024

46-2N-25-197A-0002-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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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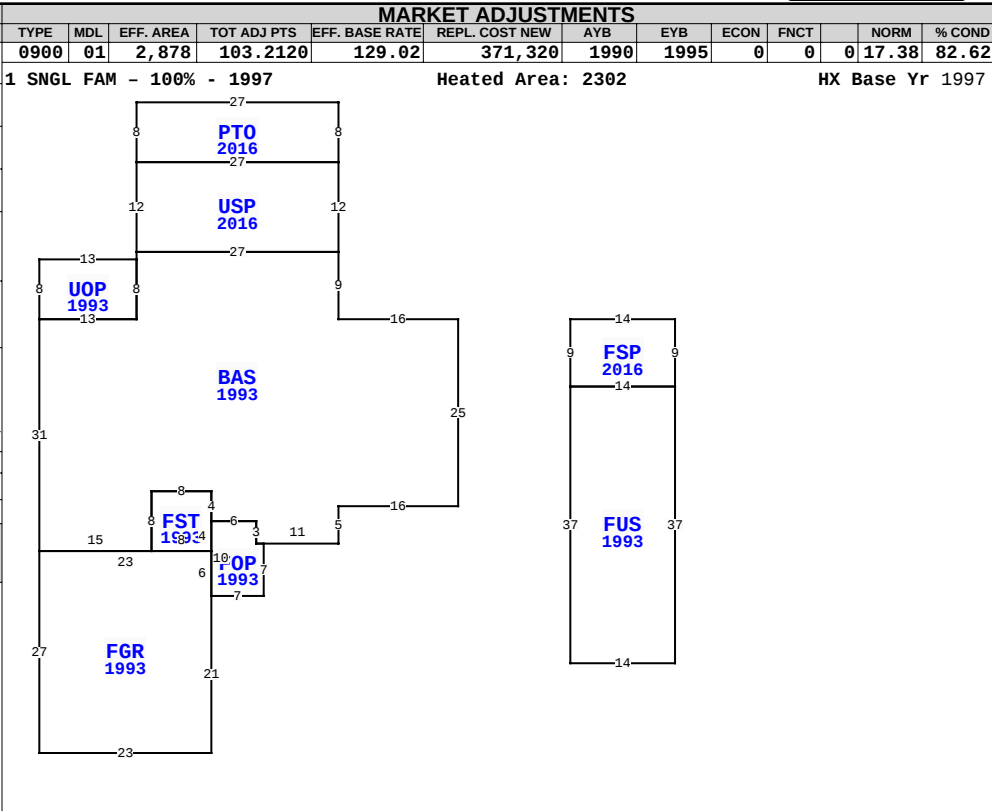
NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1,784	190,168
FGR	621	55	342	36,456
FOP	67	30	20	2,132
FSP	126	40	50	5,330
FST	64	55	35	3,731
FUS	518	100	518	55,217
PTO	216	5	11	1,172
UOP	104	20	21	2,238
USP	324	30	97	10,340

TOTALS	3,824		2,878	306,785
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50
3	0825	BRICK	0	100	0	0	1,266.00	SF	12.50
4	0812	CONCRETE C	0	100	0	0	4,942.00	SF	4.00
5	1127	BRICK 8"	0	100	0	0	284.00	SF	11.00
6	1076	TRELLIS A	0	100	0	0	243.00	SF	7.50

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	0006	RSF-1	0.00	0.00	1.00



55062 WETLAND WAY, CALLAHAN	BLD DATE 07/22/2008	JW	LGL DATE 04/04/2024	MLU
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ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1990	1990	3	68	4,760	
6.50	100	1990	1990	3	59.5	1,238	
12.50	100	1995	1995	3	91	14,401	
4.00	100	1995	1995	3	70	13,838	
11.00	100	1990	1990	3	86	2,687	
7.50	100	1995	1995	3	20	365	

TOTAL OB/XF									
37,289									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		306,785	
TOTAL MARKET OB/XF VALUE		37,289	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		399,074	
SOH/AGL Deduction		207,397	
ASSESSED VALUE		191,677	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		136,677	
TOTAL JUST VALUE		399,074	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,553	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632601	ADDITION	7,366	07/01/2016
R0912226	REPAIR/RRF	14,613	12/22/2009
6407	NEW CONSTR	110,000	04/16/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0775/1019	10/30/1996	WD	Q	I	
GRANTOR: MCNAMARA JAMES F & EL					SALE PRICE 170,000
GRANTEE: BLUE LARRY & NEDORA					
0663/0849	7/17/1992	WD	Q	I	
GRANTOR: RODRIGUEZ GUSTAVO					132,500
GRANTEE: MCNAMARA JAMES & E					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 N9 USP=[YR=2016] N12 PTO=[YR=2016] N8 W27 S8 E27\$ W27 S12 E27\$ W27 S1 UOP=[YR=1993] W13 S8 E13 N8\$ S8 W13 S31 FGR=[YR=1993] S27 E23 N21 FOP=[YR=1993] E7 N7 W1 N3 W6 FST=[YR=1993] N4 W8 S8 E8 N4\$ S10\$ N6 W23\$ E15 N8 E8 S4 E6 S3 E11 N5 E16 N25\$PTR= E15 FSP=[YR=2016] E14 S9 FUS=[YR=1993] S37W14N37 E14\$ W14 N9\$ W15\$.									