

BOWMAN-CREWS JOANNA/BOWMAN-CREWS KAYLA ET AL
54416 SPRING LAKE DR
CALLAHAN, FL 32011

46-2N-25-197A-0003-0050

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structur08

FACE BRICK 100 IRREGULAR 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type

03 COMP SHNGL 100 DRYWALL 100 LVT/LAMNT 70 CARPET 30 03 CENTRAL 100 04 AIR DUCTED 100

Bedrooms Bathrooms Frame

4 100 3 100 02 WOOD FRAME 100

Stories Units Occupancy

1. 1. 100 0 100 00 NONE 100

Quality

05 Quality Level 05

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA 08

NEIGHBORHOOD/LOC

8010.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,3761002,376350,328FGR5615530945,560FOP19030578,404PTO10055737

TOTALS

3,2272,747405,030

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

1 0812 CONCRETE C 0 0 0 0 1,388.00 SF 4.00 4.00 100 2021 2021 3 99 5,496

LAND DESCRIPTION

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

1 000100 C SFR 0 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 10/21/2021 BY KB

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,747119.7504149.69411,19820212021001.5098.50

1 SNGL FAM - 0% - 2023Heated Area: 2376HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/04/2024MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE405,030TOTAL MARKET OB/XF VALUE5,496TOTAL LAND VALUE - MARKET55,000TOTAL MARKET VALUE465,526SOH/AGL Deduction0ASSESSED VALUE465,526TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE465,526TOTAL JUST VALUE465,526NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE443,245

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2632/18684/17/2023QC U I 11100

GRANTOR: BOWMAN KAREN MGRANTEE: BOWMAN-CREWS JOANNA2537/00551/21/2022WD Q I 01570,000GRANTOR: GROGAN CHADGRANTEE: BOWMAN KAREN M & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 PT0=[YR=2021] N10 W10 S10 E10\$ W32 S51 E13 N3 FOP=[YR=2021] E26 FGR=[YR=2021] S4 E25 N24 W12 S3 W13 S17\$ N7 W11 N2 W4 S2 W11 S7\$ N7 E11 N2 E4 S2 E11 N10 E13 N3 E9 N28\$.