

BLOCK 3 LOT 8  
IN OR 698 PG 1324  
SPRING LAKE EST #1 PB 5/183

HERRING ROGER B & KATHERINE E  
55038 DOGWOOD CT  
CALLAHAN, FL 32011

2024

46-2N-25-197A-0003-0080



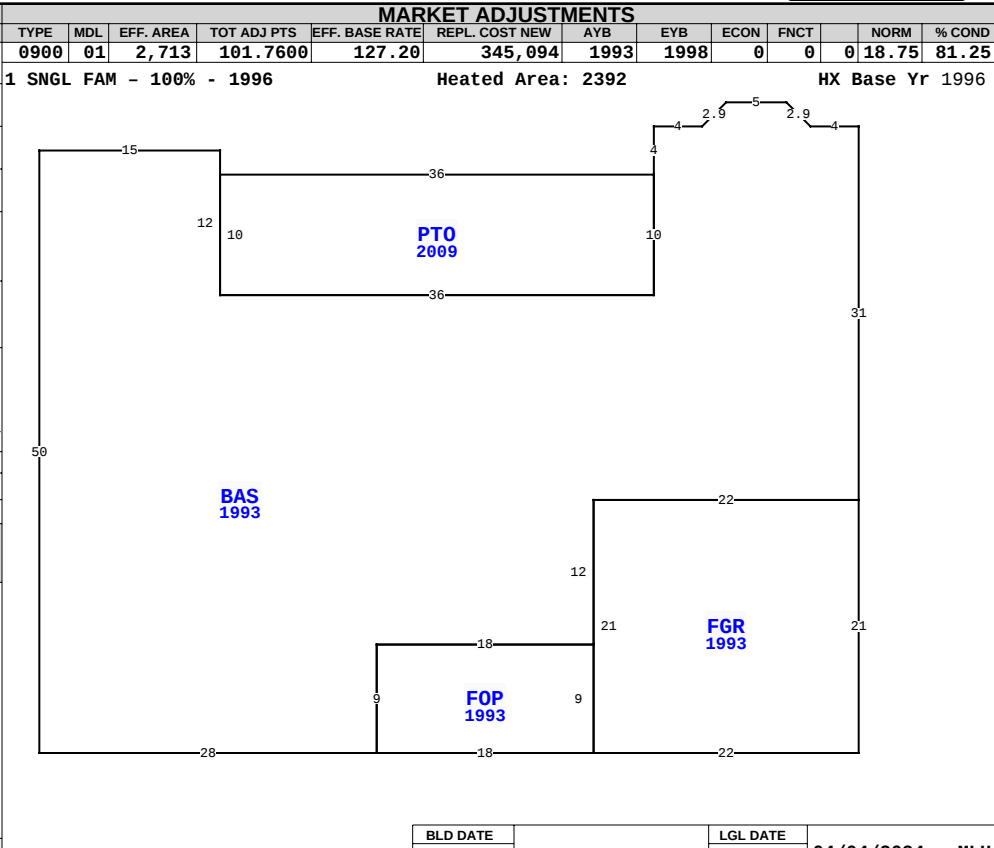
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| 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       | 2,392            | 100         | 2,392        | 247,213              |
| FGR       | 462              | 55          | 254          | 26,251               |
| FOP       | 162              | 30          | 49           | 5,064                |
| PTO       | 360              | 5           | 18           | 1,861                |
| TOTALS    | 3,376            |             | 2,713        | 280,389              |

| EXTRA FEATURES |            |             |         |   |   |        |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1993    |
| 2              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 464.00 | SF | 6.50     | 6.50           | 100       | 1993    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     |



|                            |          |  |            |     |
|----------------------------|----------|--|------------|-----|
| 55038 DOGWOOD CT, CALLAHAN | BLD DATE |  | LGL DATE   |     |
|                            | XF DATE  |  | LAND DATE  |     |
|                            | INC DATE |  | AG DATE    |     |
|                            |          |  | 04/04/2024 | MLU |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 6              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 280,389   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 4,581     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 55,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 339,970   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 182,078   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 157,892   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 107,892   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 339,970   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 323,539   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 17008308   | REPAIR/RRF  | 14,769  | 09/20/2017 |
| 93324      | NEW CONSTR  | 107,400 | 11/11/1993 |

| SALES DATA                   |           |              |        |        |           |               |  |  |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 0698/1324                    | 2/17/1994 | WD           | Q      | I      |           | 139,800       |  |  |  |
| GRANTOR: W W BUILDERS INC    |           |              |        |        |           |               |  |  |  |
| GRANTEE: HERRING ROGER & KAT |           |              |        |        |           |               |  |  |  |
| 0683/0881                    | 6/23/1993 | WD           | Q      | V      |           | 17,600        |  |  |  |
| GRANTOR: SPRING LAKE ESTATES |           |              |        |        |           |               |  |  |  |
| GRANTEE: W W BUILDERS INC    |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                               |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W4 U2 L2 W5 L2 D2 W4 S4 PTO=[YR=2009] W36 S10 E36 N10\$ S10 W36 N12 W15 S50 E28 FOP=[YR=1993] E18 FGR=[YR=1993] E22 N21 W22 S21\$ N9 W18 S9\$ N9 E18 N12 E22 N31\$. |  |  |  |  |  |  |  |  |  |