

BLOCK 10 LOT 2
IN OR 806 PG 1940
SPRING LAKE EST #2 PB 5/185

SOLOMON DIANE & WALTER JR
54625 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197B-0010-0020



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	

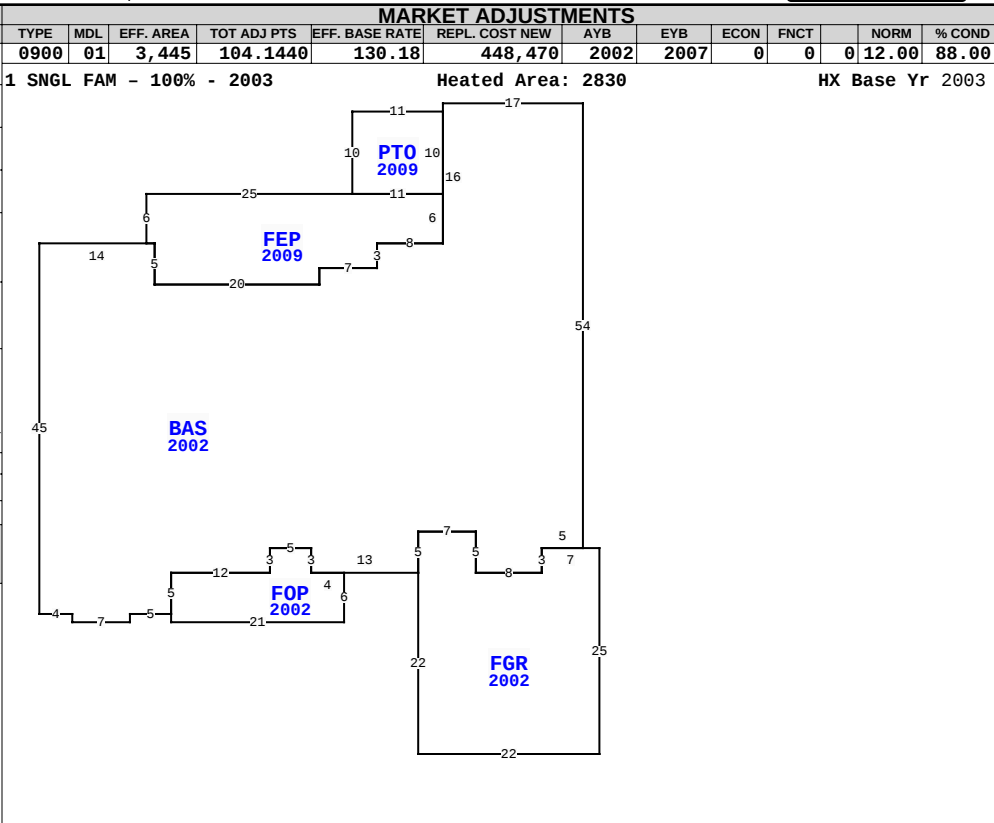
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2,830	324,200
FEP	337	80	270	30,931
FGR	540	55	297	34,023
FOP	141	30	42	4,812
PTO	110	5	6	687

TOTALS	3,958		3,445	394,654
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	2,669.00	SF	4.00	4.00
3	0510	GARAGE WD-	0 100	16	12	192.00	SF	35.00	35.00
4	0810	CONCRETE A	0 100	0	0	391.00	SF	6.50	6.50
5	0825	BRICK	0 100	0	0	317.00	SF	12.50	12.50

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

REVIEW DATE	06/04/2020	BY	KBA
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54625 SPRING LAKE DR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2002	2002	3	86	1,720	
100	2002	2002	3	82	8,754	
100	2002	2002	3	30	2,016	
100	2004	2004	3	84	2,135	
100	2004	2004	3	96	3,804	

TOTAL OB/XF									
18,429	TOT DPTH FACT	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
1.00	1.00	1.00	55,000.00	55,000.00	55,000				

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		394,654	
TOTAL MARKET OB/XF VALUE		18,429	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		468,083	
SOH/AGL Deduction		256,199	
ASSESSED VALUE		211,884	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		161,884	
TOTAL JUST VALUE		468,083	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		446,854	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-09294	REROOF	34,800	07/20/2023
B10338	XF0B	5,940	10/01/2002
R4485	REPAIR/RRF	500	10/01/2002
5525	H/AC	0	12/01/2001
5526	H/AC	0	12/01/2001
B018489	NEW CONSTR	150,000	07/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0806/1940	9/18/1997	WD	Q	V	

GRANTOR: SPRING LAKE ESTATES 0
GRANTEE: SOLOMON DIANE & WAL

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BUILDING NOTES					
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BUILDING DIMENSIONS
BAS=[YR=2002] W17 S1 PTO=[YR=2009] W11 S10 FEP=[YR=2009] W25 S6E1 S5 E20 N2 E7 N3 E8 N6W11\$ E11 N10\$ S16 W8 S3 W7 S2 W20 N5 W14 S45 E4 S1 E7 N1 E5 FOP=[YR=2002] S1 E21 N6 W4 N3 W5 S3 W12 S5\$ N5 E12 N3 E5 S3 E13 FGR=[YR=2002] S22 E22 N25 W7 S3 W8 N5 W7 S5\$ N5 E7 S5 E8N3 E5 N54\$.