BLOCK 11 LOT 25
IN OR 1874/1766
SPRING LAKE ESTATES #3 PB5/198

BOYER VINCENT L/BRADBERRY VANESSA
55123 HIVE LN
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

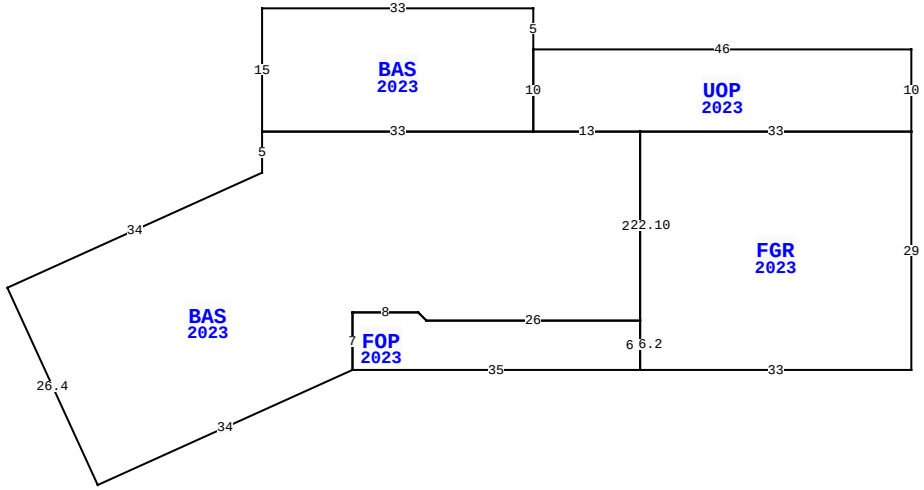
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	495	100	495	58,719
BAS	1,882	100	1,882	223,253
FGR	957	55	526	62,397
FOP	219	30	66	7,829
UOP	460	20	92	10,914
TOTALS	4,013		3,061	363,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,061	111.3200	139.15	425,938	1991	1993	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2016 Heated Area: 2377 HX Base Yr 2016



55123 HIVE LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		363,112
TOTAL MARKET OB/XF VALUE		50,044
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		468,156
SOH/AGL Deduction		194,316
ASSESSED VALUE		273,840
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		218,840
TOTAL JUST VALUE		468,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23467	REMODEL	1,993	04/01/2010
8020	NEW CONSTR	26,112	04/22/1992
6842	NEW CONSTR	109,537	11/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1874/1766	7/12/2013	WD	Q	I	02	260,000
GRANTOR: THOMPSON JOYCE M & FR						
GRANTEE: BOYER VINCENT L & V						
0992/0564	6/15/2001	WD	Q	I		177,500
GRANTOR: CHAPNERKAR ELISIA CON						
GRANTEE: THOMPSON JOYCE M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=37,-9] W13 W33 S5 D14L31 D24R11 U14R31 N7
E8 D1R1 E26 N23 $
FGR=[YR=2023;ORIG=37,-9] E33 S29 W33 N6.2 N22.10 $
BAS=[YR=2023;ORIG=-9,-24] E33 S5 S10 W33 N15 $
UOP=[YR=2023;ORIG=24,-19] E46 S10 W33 W13 N10 $
FOP=[YR=2023;ORIG=2,13] E8 D1R1 E26 S6 W35 N7 $
.

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	0812	CONCRETE C	0	100	0	0	1,349.00	SF	4.00	4.00	100	1991	1991	3	62	3,346	
2	0510	GARAGE WD-	0	100	48	32	1,536.00	SF	35.00	35.00	100	1992	1992	3	20	10,752	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400	
4	0810	CONCRETE A	0	100	0	0	344.00	SF	6.50	6.50	100	2002	2002	3	82	1,834	
5	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	2002	2002	3	82	288	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
7	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2011	2011	3	64	19,802	
8	0911	SCRN RM A	0	100	0	0	900.00	SF	17.50	17.50	100	2011	2011	3	50	7,875	
9	0855	CONC PAVER	0	100	0	0	706.00	SF	7.00	7.00	100	2011	2011	3	92	4,547	

LAND DESCRIPTION

TOTAL OB/XF 50,044

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 12/06/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS