

BLK 11 LOT 26
OR 551/1210
SPRING LAKE ESTATES #3 PB5/198

LAVERGNE IRVIN JACK & CHARLOTTE J
55100 HIVE LANE
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0260



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

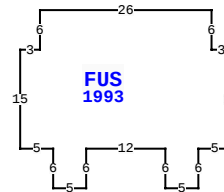
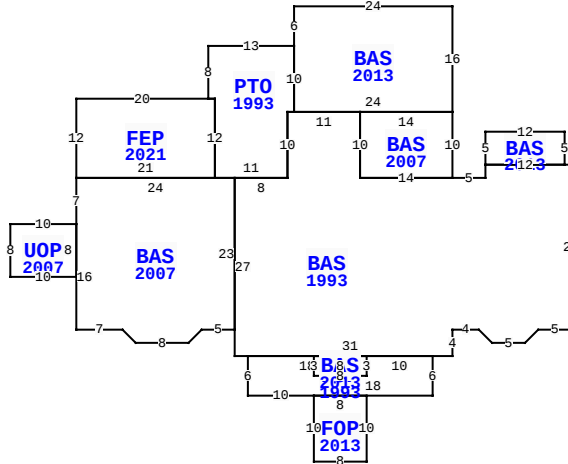
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,455	100	1,455	166,375
BAS	140	100	140	16,009
BAS	572	100	572	65,407
BAS	24	100	24	2,745
BAS	60	100	60	6,860
BAS	384	100	384	43,909
FEP	252	80	202	23,098
FOP	168	30	50	5,717
FOP	80	30	24	2,745
FUS	696	100	696	79,585
TOTALS	4,149		3,635	415,652

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1991
2	0803	ASPHALT C	0 100	0	0	3,301.00	SF	2.00	2.00	100	2020
3	0811	CONCRETE B	0 100	0	0	943.00	SF	5.20	5.20	100	2021
4	0476	VF 6 SBPL	0 100	0	0	153.00	LF	32.00	32.00	100	2021

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,635	103.9500	129.94	472,332	1991	2005	0	0	0 12.00	88.00
1 SNGL FAM - 100% - 1992											
Heated Area: 3331						HX Base Yr 1992					



** This building has 12 Sub-Areas

55100 HIVE LN, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/04/2024 MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										435,353	
TOTAL MARKET OB/XF VALUE										18,131	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										508,484	
SOH/AGL Deduction										279,540	
ASSESSED VALUE										228,944	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										178,944	
TOTAL JUST VALUE										508,484	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										486,237	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009335	REPAIR/RRF	10,000	07/16/2021
19002551	ADDITION	5,736	03/14/2019
B1327904	ADDITION	53,387	10/01/2013
B18526	REMODEL	7,993	10/31/2006
7175	NEW CONSTR	86,000	04/22/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0551/1210	9/08/1988	WD	Q	V		26,500

GRANTOR: SPRING LAKE ESTATES

GRANTEE: LAVERGNE IRVIN JACK

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=1993] W1 BAS=[YR=2013] N5 W12 S5 E12\$ W12 S2 W5
BAS=[YR=2007] N10 BAS=[YR=2013] N16 W24 S6 PTO=[YR=1993] W13
S8 FEP=[YR=2021] W20 S12 BAS=[YR=2007] S7 UOP=[YR=2007] W10
S8 E10 N8\$ S16 E7 D2 R2 E8 U2 R2 E5 N23 W24\$ E21 N12 W1\$ E1
S12 E11 N10 E1 N10\$ S10 E24\$ W14 S10 E14\$ W14 N10 W11 S10 W8
S27 E2 FOP=[YR=1993] S6 E10 FOP=[YR=2013] S10 E8 N10 W8\$ E18
N6 W10 BAS=[YR=2013] S3 W8 N3 E8 \$ W18\$ E31 N4 E4 D2 R2 E5
U2 R2 E5 N25\$PTR=E20 FUS=[YR=1993] E3 N6 E26 S6 E3 S15 W5 S6
W5 N6 W12 S6 W5 N6W5 N15\$ W20\$.

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
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