

BLOCK 11 LOT 41
IN OR 1751/867
SPRING LAKE EST #3 PB 5/198

COPPOCK TERRY & AUDREY J
55110 FAWN COURT
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0410



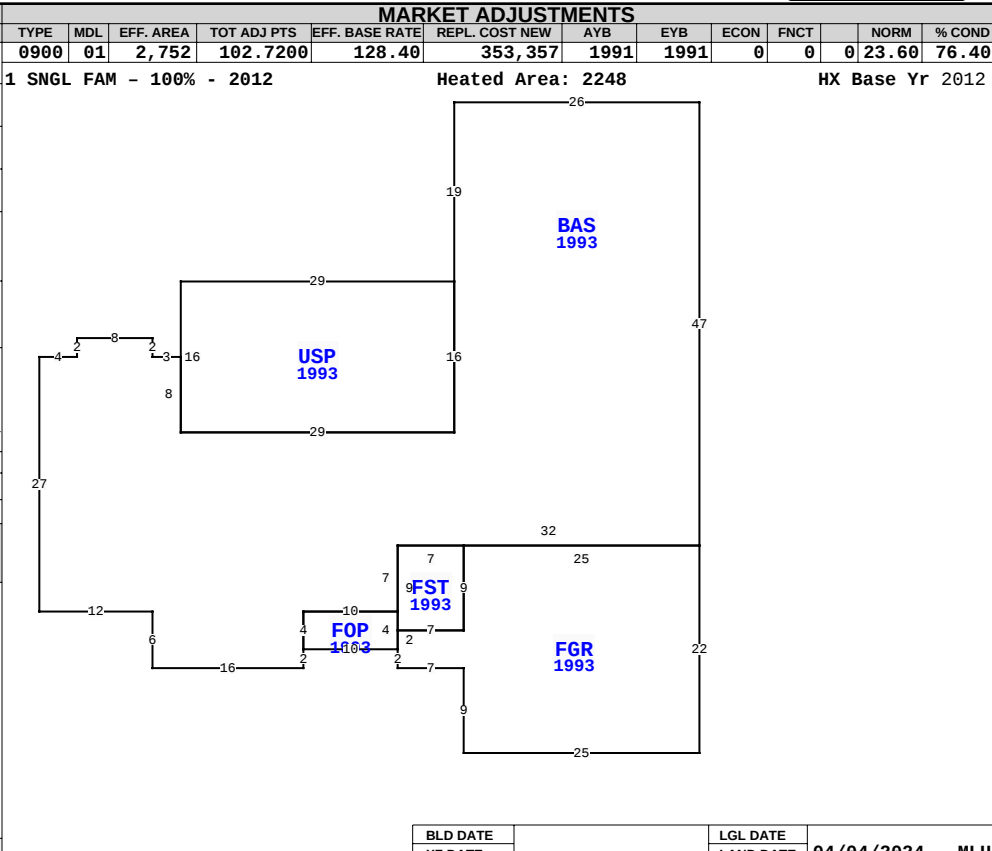
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,248	100	2,248	220,523
FGR	578	55	318	31,195
FOP	40	30	12	1,177
FST	63	55	35	3,433
USP	464	30	139	13,636
TOTALS	3,393		2,752	269,965

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,760.00	SF	4.00
3	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	561.00	SF	7.25
5	0812	CONCRETE C	0	100	0	0	406.00	SF	4.00
6	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00
7	0351	CARPORT MT	0	100	24	10	240.00	SF	10.00
8	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00

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		RSF-1	0.00	0.00	1.00



55110 FAWN CT, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/04/2024 MLU

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		269,965	
TOTAL MARKET OB/XF VALUE		50,335	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		375,300	
SOH/AGL Deduction		197,141	
ASSESSED VALUE		178,159	
TOTAL EXEMPTION VALUE		HX HB DX 55,000	
BASE TAXABLE VALUE		123,159	
TOTAL JUST VALUE		375,300	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		360,524	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25095	ADDITION	28,756	09/01/2011
B98	XFOB	1,700	10/01/1998
B9603117	SWIM POOL	12,000	07/01/1996
6825	NEW CONSTR	86,604	11/02/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1751/0867	6/20/2011	WD U	I	I	11
GRANTOR: HSBC MORTGAGE SERVICE					
GRANTEE: COPPOCK TERRY & AUD					
1725/1595	1/25/2011	WD U	I	I	12
GRANTOR: LASTER SAMUEL M & PAU					
GRANTEE: HSBC MORTGAGE SERVI					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W26 S19 USP=[YR=1993] W29 S16 E29 N16\$ S16 W29 N8 W3 N2 W8 S2 W4 S27 E12 S6 E16 N2 FOP=[YR=1993] E10 FGR=[YR=1993] S2 E7 S9 E25 N22 W25 FST=[YR=1993] W7 S9 E7 N9\$ S9 W7 S2\$ N4 W10 S4\$ N4 E10 N7 E32 N47\$.					