BLK 11 LOT 42
SPRING LAKE ESTATES #3 PB5/198

LUSSIER ANNETTE LYNN
55104 FAWN CT
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0420

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

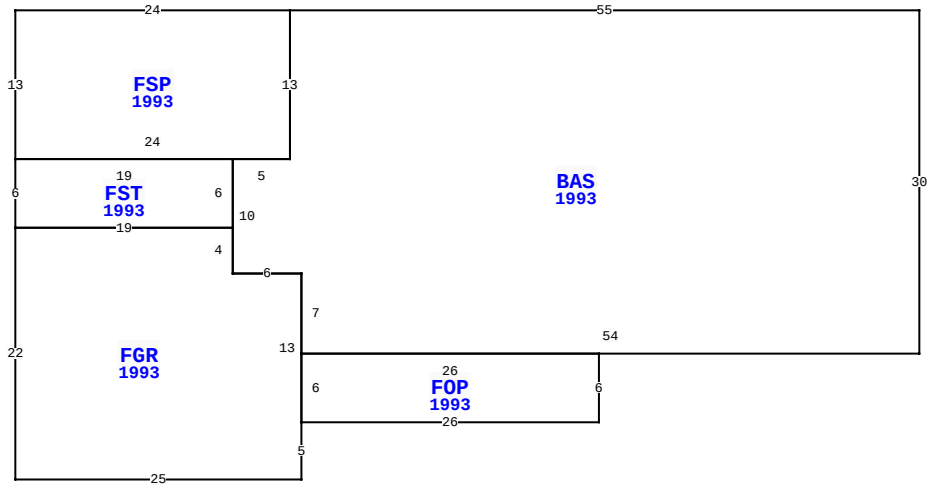
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,693	100	1,693	190,306
FGR	526	55	289	32,486
FOP	156	30	47	5,283
FSP	312	40	125	14,051
FST	114	55	63	7,082
TOTALS	2,801		2,217	249,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,217	105.1540	131.44	291,402	1990	1995	0	0	0	14.48	85.52

1 SNGL FAM – 0% - 2024 Heated Area: 1693 HX Base Yr



55104 FAWN CT, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	249,207
TOTAL MARKET OB/XF VALUE	6,255
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	310,462
SOH/AGL Deduction	0
ASSESSED VALUE	310,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,462
TOTAL JUST VALUE	310,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6136	NEW CONSTR	62,282	11/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/493	12/29/2023	WD	Q	I	01	350,000
GRANTOR: NORMAN JAMES SR & MAU						
GRANTEE: LUSSIER TIMOTHY PAU						
2233/0620	10/24/2018	WD	U	I	30	100
GRANTOR: NORMAN JAMES B SR & M						
GRANTEE: NORMAN JAMES B JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 FSP=[YR=1993] W24 S13 FST=[YR=1993] S6 FGR=[YR=1993] S22 E25 N5 FOP=[YR=1993] E26 N6 W26 S6$N13 W6 N4 W19$ E19 N6 W19$ E24N13$ S13 W5 S10 E6 S7 E54 N30$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0812	CONCRETE C	0	0	0	0	1,628.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,875	

LAND DESCRIPTION

TOTAL OB/XF 6,255

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	0	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS