

BLOCK 12 LOT 6
IN OR 2050/52
SPRING LAKE ESTATES #3 PB5/198

MOBLEY ESTER M & MADISON A
PO BOX 1035
CALLAHAN, FL 32011

2024

46-2N-25-197C-0012-0060



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	12	HARDWOOD 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	

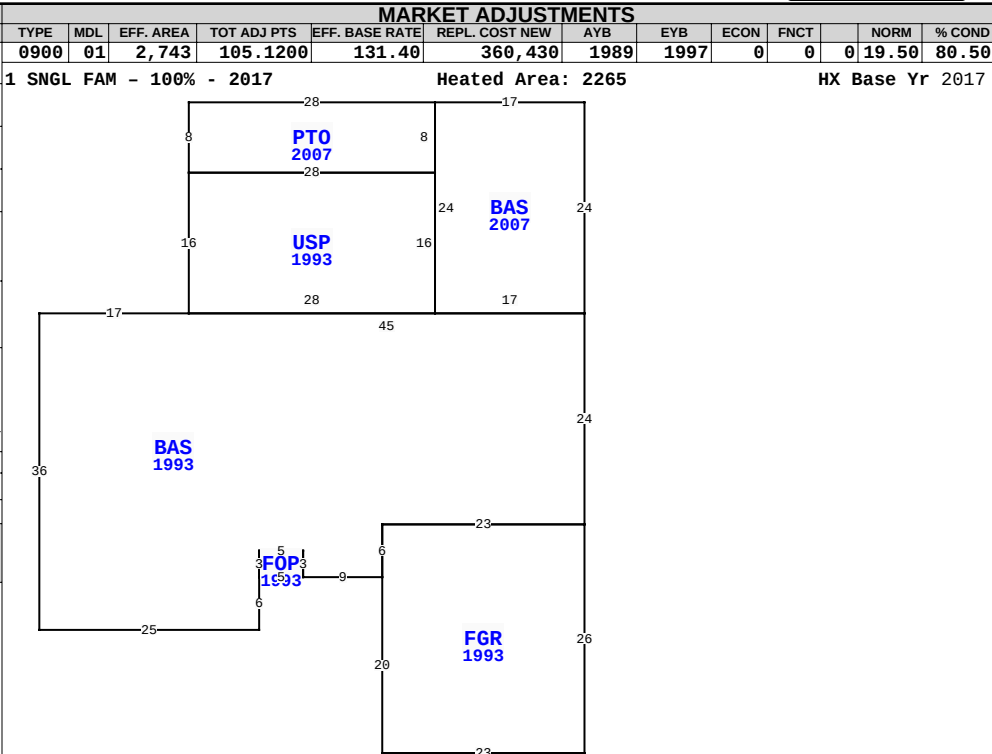
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,857	100	1,857	196,428
BAS	408	100	408	43,157
FGR	598	55	329	34,801
FOP	15	30	4	423
PTO	224	5	11	1,163
USP	448	30	134	14,174

TOTALS	3,550		2,743	290,146
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	3,306.00	SF	4.00	4.00
3	0810	CONCRETE A	0	100	0	0	253.00	SF	6.50	6.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT

REVIEW DATE	01/31/2022	BY	KBA
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55581 DEER RUN RD, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	3,306.00	SF	4.00	4.00	100	1989	1989	3	57	7,538	
3	0810	CONCRETE A	0	100	0	0	253.00	SF	6.50	6.50	100	2006	2006	3	87	1,431	

TOTAL OB/XF											11,279						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

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		290,146	
TOTAL MARKET OB/XF VALUE		11,279	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		356,425	
SOH/AGL Deduction		153,303	
ASSESSED VALUE		203,122	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		148,122	
TOTAL JUST VALUE		356,425	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,902	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004738	REPAIR/RRF	22,704	04/16/2021
B19615	ADDITION	65,000	03/01/2007
R10170	REPAIR/RRF	1,500	03/01/2007
R6345	REPAIR/RRF	1,900	06/01/2004
8560	ADDITION	4,080	12/14/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2050/0052	6/01/2016	WD	Q	I	01	235,000
GRANTOR: GATES PETER J & MICHE						
GRANTEE: MOBLEY ESTER M & MA						
1413/0114	5/18/2006	WD	Q	I		262,000
GRANTOR: DOMEN GLENN E & BEVER						
GRANTEE: GATES PETER J & MIC						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2007] W17 PTO=[YR=2007] W28 S8 USP=[YR=1993] S16 BAS=[YR=1993] W17 S36 E25 N6 FOP=[YR=1993] E5 N3 W5 S3\$ N3 E5 S3 E9 FGR=[YR=1993] S20 E23 N26 W23 S6\$ N6 E23 N24 W45\$ E28 N16 W28\$ E28 N8\$ S24 E17 N24\$.										