

BLOCK 12 LOT 7
IN OR 1035/1802
SPRING LAKE EST #3 PB 5/198

ATWOOD JOHN W & LORRAINE L
55559 DEER RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197C-0012-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

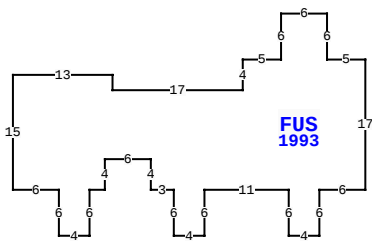
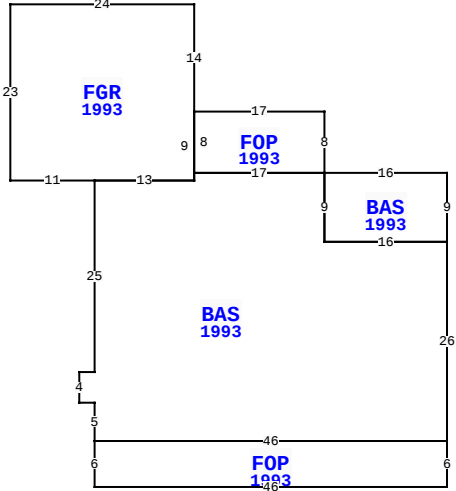
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	144	15,542
BAS	1,461	100	1,461	157,683
FGR	552	55	304	32,810
FOP	136	30	41	4,425
FOP	276	30	83	8,958
FUS	772	100	772	83,321

TOTALS	3,341		2,805	302,737
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0	0	1.00	UT 3,500.00
2	0812	CONCRETE C	0	100	0	0	0	2,194.00	SF 4.00
3	0810	CONCRETE A	0	100	0	0	0	436.00	SF 6.50

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	0006	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,805	106.4640	133.08	373,289	1991	1996	0	0	0	18.90
1 SNGL FAM - 100% - 2003 Heated Area: 2377 HX Base Yr 2003											



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2 6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					325,268				
TOTAL MARKET OB/XF VALUE					10,243				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					390,511				
SOH/AGL Deduction					198,650				
ASSESSED VALUE					191,861				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					141,861				
TOTAL JUST VALUE					390,511				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					373,785				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7482	NEW CONSTR	0	01/01/2004
R4755	REPAIR/RRF	5,000	02/01/2003
B10712	GARAGE	38,280	02/01/2002
7491	XFOB	3,672	08/27/1991
7111	NEW CONSTR	77,939	03/22/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1035/1802	2/07/2002	WD	Q	I		182,500	
GRANTOR: SENTERFITT LEONARD W							
GRANTEE: ATWOOD JOHN W & LOR							
0565/0524	3/15/1989	WD	Q	V		14,500	
GRANTOR: SPRING LAKE EST							
GRANTEE: SENTERFITT LEONARD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 FOP=[YR=1993] N8 W17 FGR=[YR=1993] N14 W24S23E11BAS=[YR=1993] S25W2S4 E2 S5 FOP=[YR=1993] S6E46 N6 W46\$ E46 N26 W16 N9 W17S1 W13\$ E13 N9\$ S8 E17\$ S9 E16N9\$ PTR=E15 FUS=[YR=1993] E13 S2 E17 N4 E5 N6 E6 S6 E5 S17 W6 S6 W4 N6W11 S6 W4 N6 W3 N4 W6 S4 W2 S6W4 N6 W6 N15\$ W15\$.									

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	0006	RSF-1	0.00	0.00	1.00

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