BLOCK 13 LOT 1
CONSERV ESMT PT OR 929/824
ESMT OR 1746/1059

CONNORS DANIEL R
54637 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

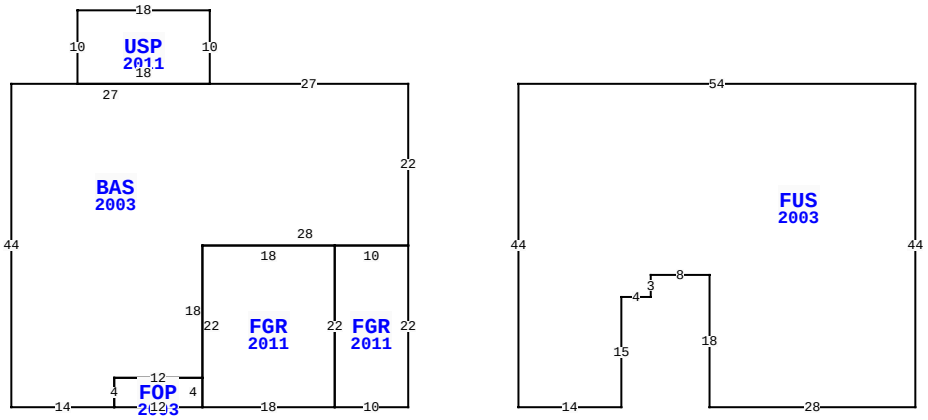
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
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	1,712	100	1,712	198,061
FGR	220	55	121	13,998
FGR	396	55	218	25,220
FOP	48	30	14	1,620
FUS	2,172	100	2,172	251,278
USP	180	30	54	6,247
TOTALS	4,728		4,291	496,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,291	100.0560	125.07	536,675	2003	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2006 Heated Area: 3884 HX Base Yr 2006



54637 SPRING LAKE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		496,424
TOTAL MARKET OB/XF VALUE		47,591
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		599,015
SOH/AGL Deduction		346,511
ASSESSED VALUE		252,504
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		197,504
TOTAL JUST VALUE		599,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429044	SWIM POOL	20,000	07/01/2014
B12090	XFOB	3,000	12/01/2003
B11443	NEW CONSTR	283,884	07/01/2003
R5271	REPAIR/RRF	8,000	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/0283	2/04/2020	QC	U	I	11	100
GRANTOR: CONNORS DANIEL R & KA						
GRANTEE: CONNORS DANIEL R						
1341/1933	8/15/2005	WD	U	I	07	55,800
GRANTOR: GREGG SPENCER A						
GRANTEE: CONNORS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W27 USP=[YR=2011] N10 W18 S10 E18$ W27 S44 E14
FOP=[YR=2003] E12 FGR=[YR=2011] E18 FGR=[YR=2011] E10 N22
W10 S22$ N22 W18 S22$ N4 W12 S4$ N4 E12 N18 E28 N22$ PTR=E15
FUS=[YR=2003] E54 S44 W28 N18 W8 S3 W4 S15 W14 N44$ W15$.

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	0812	CONCRETE C	0	100	0	0	2,871.00	SF	4.00	4.00	100	2003	2003	3	83	9,532	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	18.30	18.30	100	2005	2005	3	24	1,265	
3	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00	85.00	100	2014	2014	3	75	34,425	
4	0845	KOOL DECK	0	100	0	0	344.00	SF	7.25	7.25	100	2014	2014	3	95	2,369	

LAND DESCRIPTION

TOTAL OB/XF 47,591

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	100		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 06/04/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS