BLOCK 13 LOT 2
IN OR 2151/497
CONSERV ESMT PT OR 929/824

SUBER CHRISTIE & JEANNETTE
54651 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

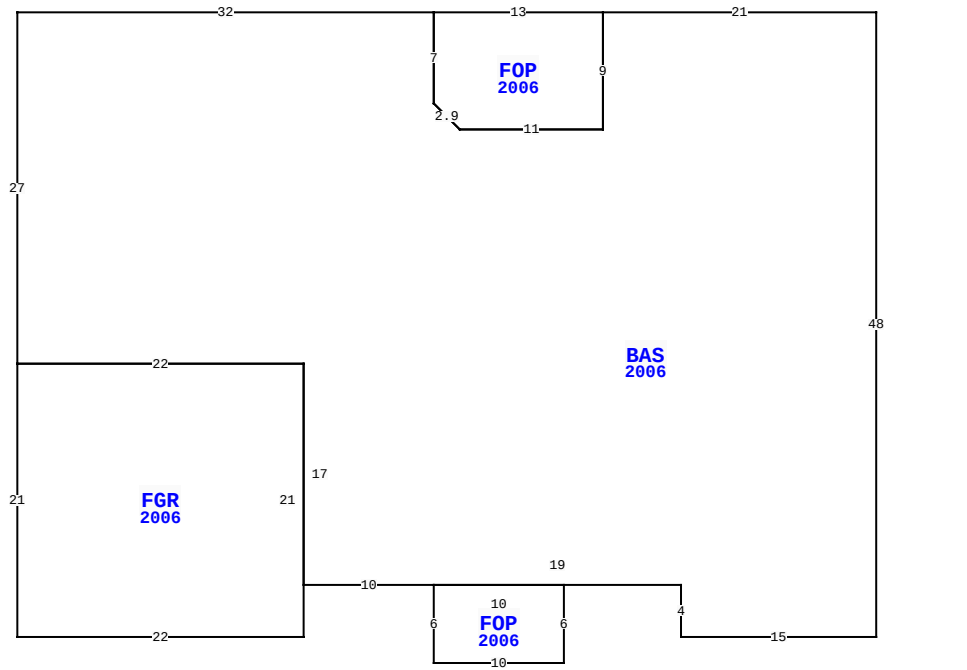
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,475	100	2,475	299,298
FGR	462	55	254	30,715
FOP	60	30	18	2,177
FOP	115	30	34	4,111
TOTALS	3,112		2,781	336,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,781	110.8800	138.60	385,447	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2019 Heated Area: 2475 HX Base Yr 2019



54651 SPRING LAKE DR, CALLAHAN

BLD DATE	04/17/2007 DJ	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		336,303
TOTAL MARKET OB/XF VALUE		8,571
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		399,874
SOH/AGL Deduction		161,770
ASSESSED VALUE		238,104
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,104
TOTAL JUST VALUE		399,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11439	MECH OTHER	0	04/01/2006
C17379	CO ISSUED	192,600	03/01/2006
B17379	NEW CONSTR	192,600	03/01/2006
P10878	OTHER	0	03/01/2006
R09054	REPAIR/RRF	4,200	03/01/2006
E16851	ELEC OTHER	2,188	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2151/0497	9/29/2017	WD	Q	I	01	278,571
GRANTOR: FORD THOMAS H JR & MI						
GRANTEE: SUBER CHRISTIE & JE						
1443/1267	9/11/2006	WD	Q	I		305,300
GRANTOR: HALLMARK HOMES INC						
GRANTEE: FORD THOMAS H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FOP=[YR=2006] W13 S7 R2 D2 E11 N9$ S9 W11 U2 L2 N7 W32 S27 FGR=[YR=2006] S21 E22 N21 W22$ E22 S17 E10 FOP=[YR=2006] S6 E10 N6 W10$ E19 S4 E15 N48$.

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	1,111.00	SF	4.00	4.00	100	2006	2006	3	87	3,866	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	24.00	24.00	100	2006	2006	3	27	1,555	

LAND DESCRIPTION

TOTAL OB/XF 8,571

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	000115	C	SFR ACRES	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS