

PAGE WILLIAM S & HEATHER
54735 SPRING LAKE DR
CALLAHAN, FL 32011

46-2N-25-197D-0013-0050

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03CB STUCCO 100
GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy1.001.100
0100NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8010.00

TOTALS2,1001,900234,407

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS
0900011,900109.6620

EFF. BASE RATEREPL. COST NEWAYB
137.08260,4522003

EYBECONFNCTNORM% COND
20030010.0090.00

1 SNGL FAM - 100% - 2017Heated Area: 1672HX Base Yr 2017

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/04/2024MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE234,407

TOTAL MARKET OB/XF VALUE5,176

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE294,583

SOH/AGL Deduction118,463

ASSESSED VALUE176,120

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE126,120

TOTAL JUST VALUE294,583

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE279,281

SUBAREA MARKET VALUE

FOP2003

FGR2003

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2074/09229/23/2016WDUUI3057,000

GRANTOR: PAGE WILLIAM A/K/A SE

GRANTEE: PAGE WILLIAM S & HE

1783/06833/06/2012FJUUI110

GRANTOR: PAGE ANNETTE HOLLIE E

GRANTEE: PAGE SEAN & COREY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W40 S46 E13 FOP=[YR=2003] E7 FGR=[YR=2003] S13E20 N20 W20 S7\$ N4 W7 S4\$ N4 E7 N3 E20 N39\$.

EXTRA FEATURES

54735 SPRING LAKE DR, CALLAHAN

ADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,212.00SF4.004.00100200320033834,024

20755FSP001220240.00SF20.0020.00100200520053241,152

LAND DESCRIPTION

TOTAL OB/XF5,176

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND100RSF-10.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA

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