

BLOCK 13 LOT 6
IN OR 2117/1462
SPRING LAKE EST 4 REPLAT

MASHBURN JOCELYN CORDELL
54759 SPRING LAKE DR
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0060



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6															
Exterior Wall	16	WD FR STUC 100	0900	01	3,621	103.9500	129.94	470,513	2004	2009	0	0	0	7.00	93.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018													Heated Area: 3316														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018														
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		6 100																												
Bathrooms		4 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.5	1.5 100																												
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	2,659	100	2,659	321,324																										
FGR	441	55	243	29,365																										
FOP	56	30	17	2,054																										
FOP	149	30	45	5,438																										
FUS	657	100	657	79,395																										
TOTALS			3,962	3,621	437,577																									
EXTRA FEATURES			54759 SPRING LAKE DR, CALLAHAN																											
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	88	1,760														
2	0812	CONCRETE C	0	100	0	0	2,506.00	SF	4.00	4.00	100	2004	2004	3	84	8,420														
3	0845	KOOL DECK	0	100	0	0	675.00	SF	7.25	7.25	100	2004	2004	3	84	4,111														
4	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2004	2004	3	36	10,710														
5	0910	SCRN RM L	0	100	0	0	1,025.00	SF	15.00	15.00	100	2004	2004	3	22	3,383														
6	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2006	2006	3	87	2,262														
7	0510	GARAGE WD-	0	100	0	0	720.00	SF	35.00	35.00	100	2017	2017	3	84	21,168														
TOTAL OB/XF																	51,814													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000134	C	SFR POND	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 10/25/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS																														