BLOCK 13 LOT 7
OR 933/1890 & CASE# 02-7520-FM
SPRING LAKE EST 4 REPLAT

CANADY TRACEY D
P O BOX 295
HILLIARD, FL 32046-0295

2024

46-2N-25-197D-0013-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

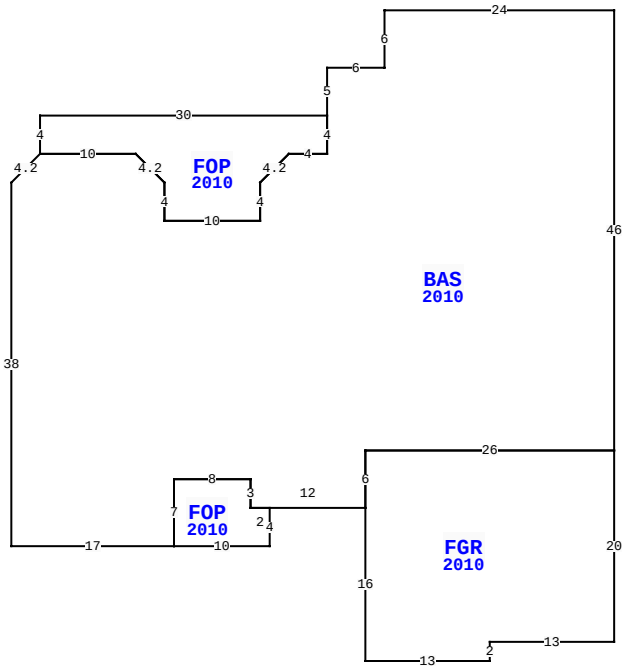
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,550	100	2,550	306,911
FGR	546	55	300	36,107
FOP	64	30	19	2,287
FOP	199	30	60	7,222
TOTALS	3,359		2,929	352,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,929	106.6900	133.36	390,611	2010	2010	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2011 Heated Area: 2550 HX Base Yr 2011



55223 LITTLE BROOK DR, CALLAHAN

BLD DATE		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		352,526
TOTAL MARKET OB/XF VALUE		11,779
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		419,305
SOH/AGL Deduction		224,083
ASSESSED VALUE		195,222
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,222
TOTAL JUST VALUE		419,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22863	CO ISSUED	0	02/05/2010
E0922160	ELEC OTHER	2,800	10/01/2009
M0914867	H/AC	0	10/01/2009
P13931	OTHER	0	09/01/2009
R12086	REPAIR/RRF	4,500	09/01/2009
B22863	NEW CONSTR	208,494	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0933/1890	5/26/2000	WD	Q	V		34,000
GRANTOR: BKS INC						
GRANTEE: CANADY TRACEY D & T						
0929/0852	4/24/2000	WD	U	V	09	1,546,300
GRANTOR: SPRING LAKE ESTATES O						
GRANTEE: BKS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W24 S6 W6 S5 FOP=[YR=2010] W30 S4 E10 D3 R3 S4 E10 N4 U3 R3 E4 N4$ S4 W4 D3 L3 S4 W10 N4 U3 L3 W10 D3 L3 S38 E17 FOP=[YR=2010] E10 N4 W2 N3 W8 S7 $ N7 E8 S3 E12 FGR=[YR=2010] S16 E13 N2 E13 N20 W26 S6$ N6 E26 N46$.

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	0811	CONCRETE B	0	100	0	0	1,794.00	SF	5.20	5.20	100	2010	2010	3	91	8,489	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 11,779

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	0006	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