

BLOCK 13 LOT 11
IN OR 1718/1405 & DR10-2363
SPRING LAKE EST 4 REPLAT

VISSERS JOSEPHINE M
55407 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0110



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	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
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	159,794
FGR	560	55	308	39,185
FUS	1,104	100	1,104	140,455
UOP	300	20	60	7,633
TOTALS	3,220		2,728	347,067

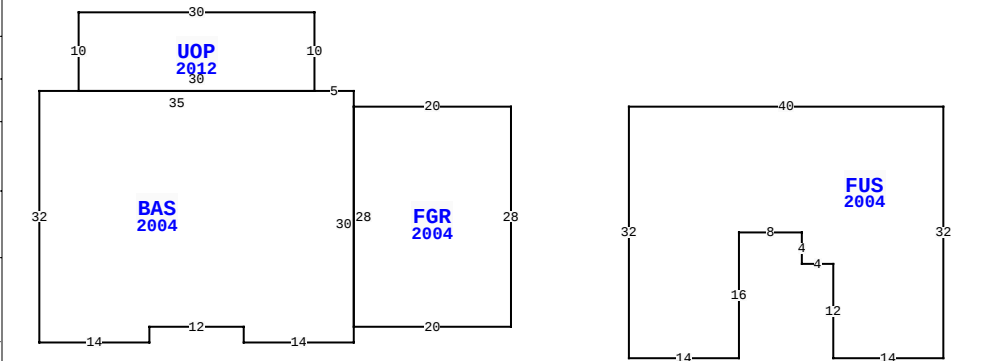
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0812	CONCRETE C	0	100	0	0	1,285.00	SF	4.00	4.00	100	2004	2004	3	84	4,318	
2	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2018	2018	3	87	28,841	
3	0855	CONC PAVER	0	100	0	0	1,410.00	SF	10.00	10.00	100	2018	2018	3	97	13,677	
4	0911	SCRN RM A	0	100	0	0	1,800.00	SF	17.50	17.50	100	2018	2018	3	82	25,830	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

REVIEW DATE	06/14/2022	BY	TW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,728	109.4400	136.80	373,190	2004	2009	0	0	0	7.00	93.00
1 SNGL FAM - 100% - 2011												
Heated Area: 2360												
HX Base Yr 2011												



55407 LITTLE BROOK DR, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
72,666												

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72,666												

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	365,883		
TOTAL MARKET OB/XF VALUE	72,666		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	493,549		
SOH/AGL Deduction	232,825		
ASSESSED VALUE	260,724		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	210,724		
TOTAL JUST VALUE	493,549		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	475,657		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011210	GARAGE	49,228	08/24/2021
18006342	XFOB	30,400	08/01/2018
18003389	SWIM POOL	45,000	05/01/2018
B25946	REPAIR/RRF	7,099	04/01/2012
B11638	NEW CONSTR	173,415	09/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1718/1405	12/29/2010	WD U	I	I	12	130,000	
GRANTOR: DEUTSCHE BANK NATONA							
GRANTEE: WEBB JOSEPHINE							
1643/1059	10/12/2009	CT U	I	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: DEUTSCHE BANK NATIO							

BUILDING NOTES			

BUILDING DIMENSIONS			
FGR=[YR=2004] W20 BAS=[YR=2004] N2 W5 UOP=[YR=2012] N10 W30 S10 E30\$ W35 S32 E14 N2 E12 S2 E14 N30\$ S28 E20 N28\$ PTR=E15 FUS=[YR=2004] E40 S32 W14 N12 W4 N4 W8 S16 W14 N32\$ W15\$.			

TOTAL OB/XF												
72,666												

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall		N/A 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	99	N/A 100		
Heating Type		N/A 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories		0 0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality		06	Quality Level 06	
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	960	100	960	18,816
TOTALS	960		960	18,816

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
6500	01	960	57.1320	20.00	19,200	2021	2021	0	0	0	98.00

2 GARAGE RES - 100% - 2011

Heated Area: 960

HX Base Yr 2011

24

40

24

40

BAS
2021

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024

MLU