BLOCK 13 LOT 12
SPRING LAKE EST 4 REPLAT
PB 6/177

CERVANTES MATTHEW D & NICOLE D
55439 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0120

BUILDING CHARACTERISTICS

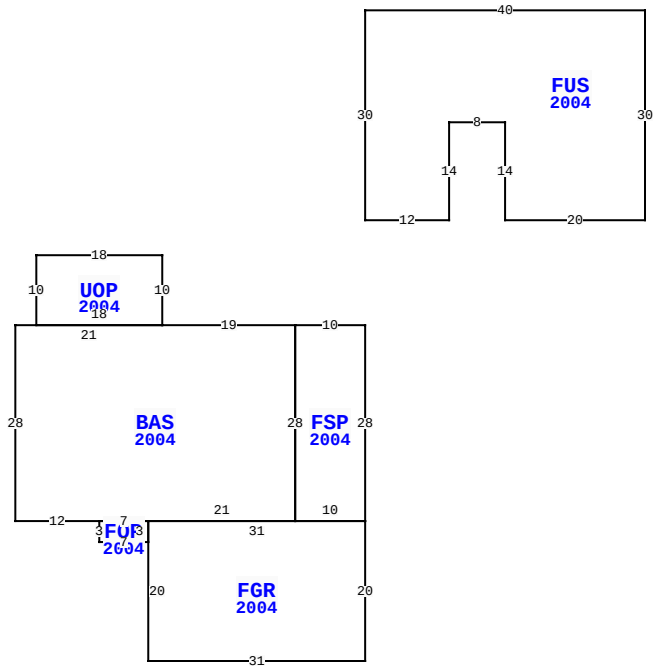
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	134,101
FGR	620	55	341	40,829
FOP	21	30	6	718
FSP	280	40	112	13,410
FUS	1,088	100	1,088	130,269
UOP	180	20	36	4,310
TOTALS	3,309		2,703	323,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,703	102.7200	128.40	347,065	2004	2009	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2021 Heated Area: 2208 HX Base Yr 2021



55439 LITTLE BROOK DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		323,638
TOTAL MARKET OB/XF VALUE		48,305
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		426,943
SOH/AGL Deduction		139,639
ASSESSED VALUE		287,304
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,304
TOTAL JUST VALUE		426,943
NCON VALUE		18,205
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007212	REPAIR/RRF	11,560	11/01/2017
B1632384	GARAGE	29,011	05/01/2016
B20208	SWIM POOL	11,500	07/01/2007
B11751	NEW CONSTR	171,562	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1592	6/17/2024	WD	Q	I	01	475,000
GRANTOR: SIMONS ROBERT STEPHEN						
GRANTEE: CERVANTES MATTHEW D						
2367/1230	6/08/2020	WD	Q	I	01	296,500
GRANTOR: ROZIER DANA M & DEREK						
GRANTEE: SIMONS ROBERT STEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-10,0] W19 W21 S28 E12 E7 E21 N28 $
FUS=[YR=2004;ORIG=0,-15] N30 E40 S30 W20 N14 W8 S14 W12 $
FGR=[YR=2004;ORIG=-31,28] S20 E31 N20 W31 $
FSP=[YR=2004;ORIG=0,0] W10 S28 E10 N28 $
UOP=[YR=2004;ORIG=-29,0] N10 W18 S10 E18 $
FOP=[YR=2004;ORIG=-38,28] S3 E7 N3 W7 $
PTR=[ORIG=0,0] N15 S15 $
.

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	1,549.00	SF	4.00	4.00	100	2004	2004	3	84	5,205	
2	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	2008	2008	3	89	2,083	
3	0810	CONCRETE A	0	100	0	0	111.00	SF	6.50	6.50	100	2007	2007	3	88	635	
4	0862	POOL VINYL	0	100	0	0	426.00	SF	50.00	50.00	100	2008	2008	3	52	11,076	
5	0845	KOOL DECK	0	100	0	0	674.00	SF	7.25	7.25	100	2008	2008	3	89	4,349	
6	0510	GARAGE WD-	0	100	0	0	300.00	SF	35.00	35.00	100	2016	2016	3	81	8,505	
7	0351	CARPORT MT	0	100	0	0	200.00	SF	10.00	10.00	100	2016	2016	3	74	1,480	
8	0845	KOOL DECK	0	100	0	0	800.00	SF	7.25	7.25	100	2024	2022		100	5,800	
9	0476	VF 6 SBPL	0	100	0	0	152.00	LF	32.00	32.00	100	2024	2022		99	4,815	
10	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2022		99	297	

TOTAL OB/XF 44,245

LAND DESCRIPTION

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		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 04/04/2024 BY TWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS

BLOCK 13 LOT 12
SPRING LAKE EST 4 REPLAT
PB 6/177

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NASSAU COUNTY PROPERTY

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TOTALS				

MARKET ADJUSTMENTS

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BUILDING DIMENSIONS

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
11	0462	ST/AL FNC	0	100	96	4	384.00	SF	10.00	10.00	100	2024	2022		98	3,763	
12	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2022		99	297	

LAND DESCRIPTION

TOTAL OB/XF 4,060

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

REVIEW DATE 04/04/2024 BY TWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS