

BLOCK 13 LOT 15
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

GUIDA CHRISTOPHER/MCKENNEY AMANDA L
55460 LITTLE BROOK DR
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0150



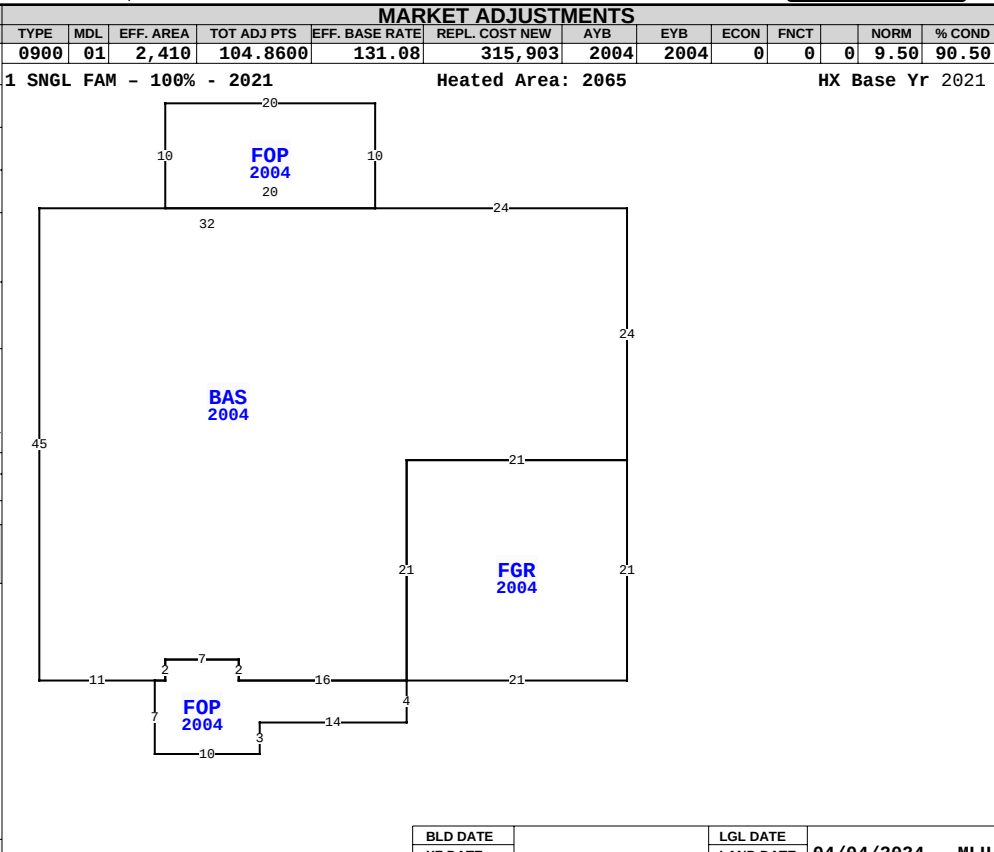
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,065	100	2,065	244,965
FGR	441	55	243	28,826
FOP	140	30	42	4,982
FOP	200	30	60	7,118
TOTALS	2,846		2,410	285,892

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,822.00	SF	4.00	4.00	
3	1242	WD DECK A	1	100	34	10	340.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT	



TOTAL OB/XF											
12,602											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		285,892	
TOTAL MARKET OB/XF VALUE		12,602	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		353,494	
SOH/AGL Deduction		98,264	
ASSESSED VALUE		255,230	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		205,230	
TOTAL JUST VALUE		353,494	
NCON VALUE		3,400	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,468	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12501	NEW CONSTR	164,307	03/01/2004
R5956	REPAIR/RRF	4,300	03/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2404/1431	10/29/2020	WD	Q	I	02
SALE PRICE					
276,000					
GRANTOR: SMITH STEVEN A					
GRANTEE: GUIDA CHRISTOPHER &					
2031/0373	12/28/2015	QC	U	I	11
100					
GRANTOR: SMITH KAREN					
GRANTEE: SMITH STEVEN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W24 FOP=[YR=2004] N10 W20 S10 E20\$ W32 S45 E11											
FOP=[YR=2004] S7 E10 N3 E14 N4 W16 N2 W7 S2 W1\$ E1 N2 E7 S2											
E16 FGR=[YR=2004] E21 N21 W21 S21\$ N21 E21 N24\$.											