

BLOCK 13 LOT 17
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

PARKER ANTHONY & RACHEL LIVING TRUST/PARKER ANTHON
55410 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	N/A 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	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
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NEIGHBORHOOD/LOC	8010.00
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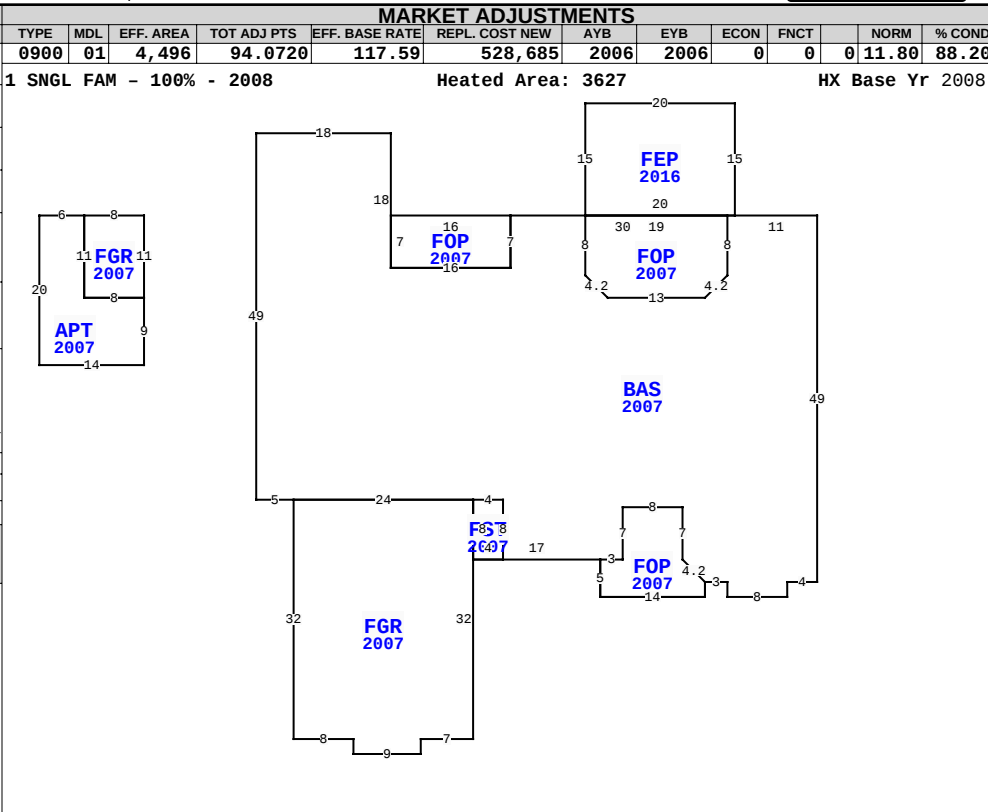
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	192	100	192	19,913
BAS	3,435	100	3,435	356,259
FEP	300	80	240	24,892
FGR	88	55	48	4,978
FGR	786	55	432	44,805
FOP	112	30	34	3,526
FOP	122	30	37	3,838
FOP	200	30	60	6,223
FST	32	55	18	1,867

TOTALS	5,267		4,496	466,300
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EXTRA FEATURES		
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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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2007	2007	3	91	3,185
2	0812	CONCRETE C	0	100	0	0		2,778.00	SF 4.00	4.00	100	2007	2007	3	88	9,779
3	1127	BRICK 8"	0	100	10	0		30.00	SF 11.00	11.00	100	2007	2007	3	97	320
4	1127	BRICK 8"	0	100	13	0		52.00	SF 5.50	5.50	100	2007	2007	3	97	277
5	0911	SCRN RM A	0	100	26	15		390.00	SF 17.50	17.50	100	2009	2009	3	40	2,730
6	0940	SHEDS/PORT	0	100	10	10		100.00	SF 19.50	19.50	100	2008	2008	3	35	683

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000



55410 LITTLE BROOK DR, CALLAHAN	BLD DATE 09/28/2007	DJ	LGL DATE	
	XF DATE		LAND DATE	04/04/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF																16,974
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			466,300	
TOTAL MARKET OB/XF VALUE			16,974	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			538,274	
SOH/AGL Deduction			290,034	
ASSESSED VALUE			248,240	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			198,240	
TOTAL JUST VALUE			538,274	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			514,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632492	ADDITION	38,301	06/01/2016
B22396	ADDITION	9,636	04/01/2009
M11174	MECH OTHER	0	03/01/2006
C17000	CO ISSUED	0	01/01/2006
C17000	CO ISSUED	228,846	01/01/2006
C17001	CO ISSUED	15,000	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/662	5/20/2024	WD	Q	I	01	100
GRANTOR: PARKER ANTHONY JR & R						
GRANTEE: PARKER ANTHONY & RA						
1737/0870	4/26/2011	WD	U	I	14	100
GRANTOR: PARKER ANTHONY J JR &						
GRANTEE: PARKER ANTHONY J JR						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FGR=[YR=2007] W8 APT=[YR=2007] W6 S20 E14 N9 W8 N11 \$ S11		
E8 N11 \$ PTR= E90 BAS=[YR=2007] W11 FEP=[YR=2016] N15 W20		
S15 FOP=[YR=2007] S8 R3 D3 E13 U3 R3 N8 W19\$E20\$W30		
FOP=[YR=2007] W16 S7 E16 N7 \$ S7 W16 N18 W18 S49 E5		
FGR=[YR=2007] S32 E8 S2 E9 N2 E7 N32 W24 \$ E24 FST=[YR=2007]		
E4 S8 W4 N8 \$ S8 E17 FOP=[YR=2007] S5 E14 N2 U3 L3 N7 W8 S7		
W3 \$ S5 E14 N2 E3 S2 E8 N2 E4 N49 \$ W90\$.		