BLOCK 13 LOT 19
IN OR 1269/672
CONSERV ESMT PT OR 929/824

HAYES STEVEN L
55354 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

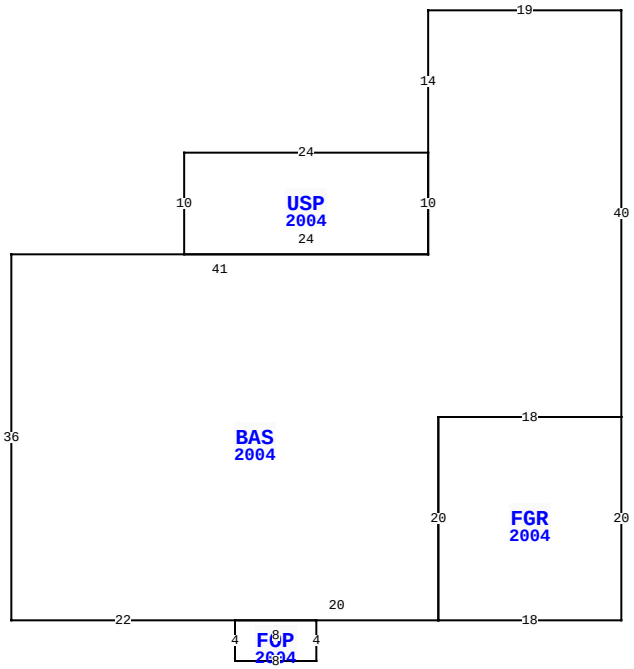
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,256	100	2,256	266,072
FGR	360	55	198	23,352
FOP	32	30	10	1,179
USP	240	30	72	8,492
TOTALS	2,888		2,536	299,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,536	104.2560	130.32	330,492	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2005 Heated Area: 2256 HX Base Yr 2005



55354 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		299,095
TOTAL MARKET OB/XF VALUE		4,654
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,749
SOH/AGL Deduction		193,213
ASSESSED VALUE		165,536
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,536
TOTAL JUST VALUE		358,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12094	XFOB	3,000	12/01/2003
B11841	NEW CONSTR	161,106	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1269/0672	10/27/2004	WD	Q	I		192,000
GRANTOR: TOWNSEND CHARLES EDMU						
GRANTEE: HAYES STEVEN L						
1223/0304	4/16/2004	WD	Q	I		172,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: TOWNSEND CHARLES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W19 S14 USP=[YR=2004] W24 S10 E24 N10$ S10 W41 S36 E22 FOP=[YR=2004] S4 E8 N4 W8$ E20 FGR=[YR=2004] E18 N20 W18 S20$ N20 E18 N40$.

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	1,140.00	SF	4.00	4.00	100	2004	2004	3	84	3,830	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2004	2004	3	22	824	

LAND DESCRIPTION

TOTAL OB/XF 4,654

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS