

BLOCK 13 LOT 26
SPRING LAKE EST 4 REPLAT
PB 6/177

MURPHY TIFFANY
54825 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0260



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	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	2,429	100	2,429	271,439
FGR	440	55	242	27,043
FOP	20	30	6	671
USP	300	30	90	10,058
TOTALS	3,189		2,767	309,210

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	100	0	0	2,358.00	SF	4.00	4.00	
3	0812	CONCRETE C	0	100	0	0	512.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,767	104.2560	130.32	360,595	2004	2004	0	0	0	14.25	85.75	
1 SNGL FAM - 100% - 2023 Heated Area: 2429 HX Base Yr 2023													
54825 SPRING LAKE DR, CALLAHAN													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE	04/04/2024			
				INC DATE					AG DATE	MLU			

TOTAL OB/XF													
11,711													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		309,210	
TOTAL MARKET OB/XF VALUE		11,711	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		375,921	
SOH/AGL Deduction		6,923	
ASSESSED VALUE		368,998	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		318,998	
TOTAL JUST VALUE		375,921	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306760	ROOF		05/23/2023
B12125	NEW CONSTR	156,872	12/01/2003
R5714	REPAIR/RRF	5,000	12/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2485/0476	7/27/2021	WD Q	Q	I	01
GRANTOR: BRADY TERRY L & COYIT					
GRANTEE: MURPHY TIFFANY					
2216/0609	8/02/2018	WD Q	Q	I	01
GRANTOR: LITTLETON JAMES F JR					
GRANTEE: BRADY TERRY L & COY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W11 N8 W16 USP=[YR=2011] W25 S12 E25 N12\$ S12 W25 S10 W4 S31 E18 N2 FOP=[YR=2004] E5 N4 W5 S4 \$ N4 E5 S3 E11 S3 FGR=[YR=2004] S20 E22 N20 W22\$ E22 N45\$.											