

DOMONDON ROBERT P & CRYSTAL ANN NEWSOM
54843 SPRING LAKE DR
CALLAHAN, FL 32011

46-2N-25-197D-0013-0270

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 80		
Interior Wall	06	CUST PANEL 20		
Interior Floor	14	CARPET 60		
Interior Floor	12	HARDWOOD 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
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	1,228	100	1,228	149,452
FGR	496	55	273	33,225
FOP	180	30	54	6,572
FSP	180	40	72	8,763
FUS	1,342	100	1,342	163,327
TOTALS	3,426		2,969	361,340

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,969	106.4080	133.01	394,907	2005	2005		0	0	8.50	91.50

1 SNGL FAM - 100% - 2018
Heated Area: 2570
HX Base Yr 2018

FUS 2005

BAS 2005
FGR 2005
FOP 2005
FSP 2016

MARKET ADJUSTMENTS

BLD DATE	XF DATE	INC DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						361,340					
TOTAL MARKET OB/XF VALUE						7,831					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						424,171					
SOH/AGL Deduction						177,877					
ASSESSED VALUE						246,294					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						196,294					
TOTAL JUST VALUE						424,171					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						403,122					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09275	MECH OTHER	0	02/01/2005
E0514267	ELEC OTHER	2,000	02/01/2005
P08882	OTHER	2,000	02/01/2005
B14294	NEW CONSTR	176,466	12/29/2004
R7043	REPAIR/RRF	1,500	12/29/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2076/0297	10/03/2016	WD	Q	I	01	258,500	

GRANTOR: JOHNSON MICHAEL R
GRANTEE: DOMONDON ROBERT P &
1381/0918 1/12/2006 QC U I 07 100
GRANTOR: DUGGAN MITCHELL
GRANTEE: JOHNSON MICHAEL R

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2016] W18 S10 BAS=[YR=2005] W2 N2 W8 S2 W26 S12 FGR=[YR=2005] S23 E20 N8 E4 N12 W8 N3 W16\$ E16 S3 E8 S15 FOP=[YR=2005] S6 E30 N6 W30\$ E30 N30 W18\$ E18 N10\$ PTR=N20 FUS=[YR=2005] N9 W4 N27 E36 S15 E4 S4 E10 N4 E4 S16 W12 N7 W6 S7 W12 N3 W8 S8 W12\$ S20\$.											

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF												7,831											
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REVIEW DATE

05/12/2019	BY KBA	Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000	PRINTED 08/06/2024 BY SYS
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