

BLOCK 13 LOT 28
IN OR 1197/819
CONSERV ESMT OR 929/824

HESS JOHN & NANCY
54863 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0280



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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

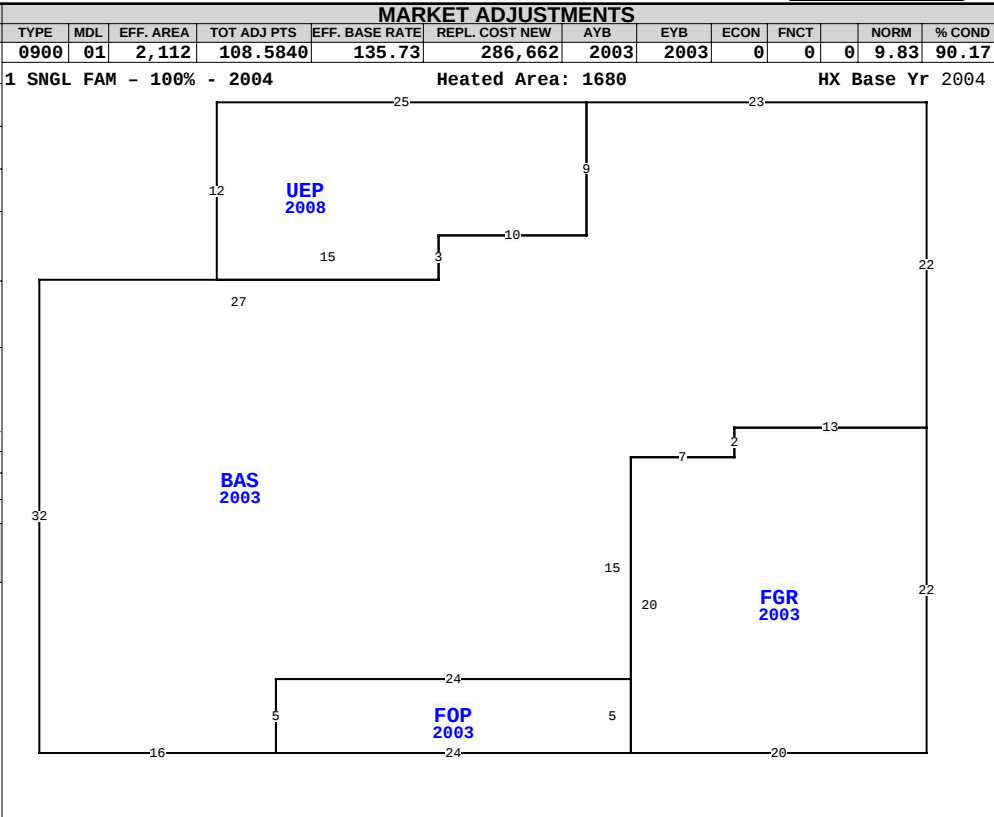
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	205,611
FGR	426	55	234	28,639
FOP	120	30	36	4,406
UEP	270	60	162	19,827

TOTALS	2,496		2,112	258,483
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,790.00	SF	4.00	
3	0810	CONCRETE A	0 100	0	0	197.00	SF	6.50	
4	0940	SHEDS/PORT	0 100	0	0	48.00	SF	30.00	

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



54863 SPRING LAKE DR, CALLAHAN

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				258,483	
TOTAL MARKET OB/XF VALUE				10,992	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				324,475	
SOH/AGL Deduction				169,904	
ASSESSED VALUE				154,571	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				104,571	
TOTAL JUST VALUE				324,475	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				308,095	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21357	REMODEL	2,152	04/01/2008
E20390	ELEC OTHER	515	01/01/2008
B20818	SUNROOM	19,374	12/01/2007
B11366	NEW CONSTR	126,633	07/01/2003
R5226	REPAIR/RRF	3,500	07/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1197/0819	12/23/2003	WD	Q	I		164,500	
GRANTOR: HALLMARK HOMES INC							
GRANTEE: HESS JOHN & NANCY							
1138/1475	5/20/2003	WD	U	V	19	28,100	
GRANTOR: BKS INC							
GRANTEE: HALLMARK HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W23 UEP=[YR=2008] W25 S12 E15 N3 E10 N9\$ S9 W10 S3 W27 S32 E16 FOP=[YR=2003] E24 FGR=[YR=2003] E20 N22 W13 S2 W7 S20\$ N5 W24 S5\$ N5 E24 N15 E7 N2 E13 N22\$.									