

BLOCK 14 LOT 1
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

BROWN-ROBINSON TERIA/ROBINSON MAURICE
54686 SPRING LAKE DR
CALLAHAN, FL 32011

2024

46-2N-25-197D-0014-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD4 Adjustme	04 . 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
BAS	1,256	100	1,256	122,779
FGR	560	55	308	30,108
FUS	1,648	100	1,648	161,099
PTO	32	5	2	195
USP	190	30	57	5,572
TOTALS	3,686		3,271	319,753

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C

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	0812	CONCRETE C	0 100	0	0	1,214.00	SF	4.00	4.00	100	2003	2003	3	83	4,030	

LAND DESCRIPTION	
L N	USE CODE
1	000100 C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,271	84.5480	105.68	345,679	2003	2008	0	0	7.50	92.50
1 SNGL FAM - 100% - 2023											
Heated Area: 2904											
HX Base Yr 2023											
FUS 2003											
USP 2003											
FGR 2003											
BAS 2003											
PTR 2003											

54686 SPRING LAKE DR, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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LAND DESCRIPTION	
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1	000100 C

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	6
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	319,753
TOTAL MARKET OB/XF VALUE	4,030
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	378,783
SOH/AGL Deduction	104,780
ASSESSED VALUE	274,003
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	224,003
TOTAL JUST VALUE	378,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-11038	REROOF	16,250	08/01/2023
B12091	XF08	3,000	12/01/2003
B11461	NEW CONSTR	212,637	07/01/2003
R5285	NEW CONSTR	8,000	07/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2541/1970	2/22/2022	WD	Q	I	01
GRANTOR: OPENDOOR PROPERTY TRU					
GRANTEE: BROWN-ROBINSON TERI					
2467/1455	5/20/2021	WD	Q	I	01
GRANTOR: KINARD WILLIAM H & AN					
GRANTEE: OPENDOOR PROPERTY T					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FUS=[YR=2003;ORIG=0,-20] N28 E20 N2 E40 S32 W14 N16 W12 S16 W14 N2 W20 \$	
BAS=[YR=2003;ORIG=0,0] W16 W24 S2 S30 E14 N2 E2 E10 S2 E14 N32 \$	
FGR=[YR=2003;ORIG=-40,2] W20 S28 E20 N28 \$	
USP=[YR=2003;ORIG=-16,0] N10 W19 S10 E19 \$	
PTO=[YR=2003;ORIG=-24,30] S4 E8 N4 W8 \$	
PTR=[ORIG=0,0] N20 S20 \$	