

BLOCK 15 LOT 3
IN OR 1271/1889
SPRING LAKE EST 4 REPLAT

RAMOS CHARLES I & MARJORIE
54730 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197D-0015-0030



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	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
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	1,712	100	1,712	189,858
FGR	616	55	339	37,595
FOP	48	30	14	1,553
FSP	504	40	202	22,401
FUS	2,176	100	2,176	241,316
TOTALS	5,056		4,443	492,723

EXTRA FEATURES	
L N	OB/XF CODE

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	1,726.00	SF	4.00	4.00	100	2004	2004	3	84	5,799	
2	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	2006	2006	3	44	20,346	
3	0911	SCRN RM A	0	100	42	32	1,344.00	SF	17.50	17.50	100	2006	2006	3	27	6,350	
4	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2006	2006	3	87	6,960	
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	24.00	24.00	100	2006	2006	3	27	622	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	04/04/2024	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,443	98.0320	122.54	544,445	2004	2004	0	0	9.50	90.50
1 SNGL FAM - 100% - 2005											
Heated Area: 3888											
HX Base Yr 2005											
54730 SPRING LAKE DR, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
40,077											

TOTAL OB/XF											
40,077											

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		492,723	
TOTAL MARKET OB/XF VALUE		40,077	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		587,800	
SOH/AGL Deduction		366,268	
ASSESSED VALUE		221,532	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		171,532	
TOTAL JUST VALUE		587,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,838	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17014	SWIM POOL	54,455	01/01/2006
B12826	NEW CONSTR	279,396	05/01/2004
R6172	REPAIR/RRF	8,000	05/01/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1271/1889	11/08/2004	WD Q I	217,200
GRANTOR: MARONDA HOMES INC			
GRANTEE: RAMOS CHARLES I & M			
1215/0765	3/15/2004	WD U V 19	319,000
GRANTOR: BKS INC			
GRANTEE: MARONDA HOMES INC			

BUILDING NOTES			
BAS=[YR=2004] W12 FSP=[YR=2006] N12 W42 S12 E42\$ W42 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22\$ N4 W12 S4\$ N4 E12 N18 E28 N22\$ PTR=N20 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14\$ S20\$.			

BUILDING DIMENSIONS			
BAS=[YR=2004] W12 FSP=[YR=2006] N12 W42 S12 E42\$ W42 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22\$ N4 W12 S4\$ N4 E12 N18 E28 N22\$ PTR=N20 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14\$ S20\$.			

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BAS=[YR=2004] W12 FSP=[YR=2006] N12 W42 S12 E42\$ W42 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22\$ N4 W12 S4\$ N4 E12 N18 E28 N22\$ PTR=N20 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14\$ S20\$.			

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