

BLOCK 15 LOT 6
SPRING LAKE EST 4 REPLAT
PB 6/177

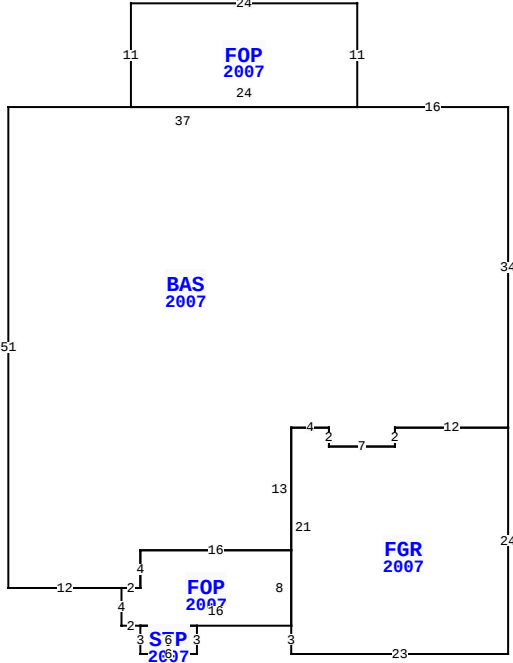
BURCH LINDA M/HALL LINDA
55061 LITTLE BROOK DR
CALLAHAN, FL 32011-8541

2024

46-2N-25-197D-0015-0060



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 60
Interior Floo	11	CLAY TILE 40
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
BAS	2,262	100
FGR	538	55
FOP	136	30
FOP	264	30
STP	18	10
TOTALS	3,218	2,680

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,680	107.7120	134.64	360,835	2007	2007	0	0	0 12.00	88.00	
1 SNGL FAM - 100% - 2008 Heated Area: 2262 HX Base Yr 2008												
												
55061 LITTLE BROOK DR, CALLAHAN												
				BLD DATE	09/28/2007	DJ	LGL DATE					
				XF DATE			LAND DATE	04/04/2024				
				INC DATE			AG DATE	MLU				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		317,535	
TOTAL MARKET OB/XF VALUE		11,246	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		383,781	
SOH/AGL Deduction		190,679	
ASSESSED VALUE		193,102	
TOTAL EXEMPTION VALUE		HX HB WX SX 105,000	
BASE TAXABLE VALUE		88,102	
TOTAL JUST VALUE		383,781	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,606	

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007
2	0812	CONCRETE C	0 100	0	0	2,290.00	SF	4.00	4.00	100	2007	2007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18006	ELEC OTHER	2,000	09/01/2006
M12069	MECH OTHER	0	09/01/2006
P11451	OTHER	0	08/01/2006
C18251	CO ISSUED	0	07/01/2006
B18251	NEW CONSTR	224,000	07/01/2006
R09548	REPAIR/RRF	6,000	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/0337	12/13/2021	QC	U	I	11	100
GRANTOR: BURCH LINDA M						
GRANTEE: BURCH LINDA M & LIN						
1070/1608	7/25/2002	WD	Q	V		30,000
GRANTOR: BKS INC						
GRANTEE: BURCH LINDA M & GLE						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2007] W16 FOP=[YR=2007] N11 W24 S11 E24\$ W37 S51 E12 FOP=[YR=2007] S4 E2 STP=[YR=2007] S3 E6 N3 W6\$ E16 FGR=[YR=2007] S3 E23 N24 W12 S2 W7 N2 W4 S21\$ N8 W16 S4 W2\$ E2 N4 E16 N13 E4 S2 E7 N2 E12 N34 \$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00