

BLOCK 16 LOT 8
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

TERLAJE JOSEPH A & HOLLY J
55022 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197D-0016-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 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	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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	1,222	100	1,222	131,975
FGR	400	55	220	23,760
FOP	18	30	5	540
FUS	1,584	100	1,584	171,070
TOTALS	3,224		3,031	327,344

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1,209.00	SF	4.00	4.00	100	2005	2005	3	86	4,159	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	12.90	12.90	100	2005	2005	3	24	248	
3	0861	POOL GUNIT	0	100	0	0	465.00	SF	85.00	85.00	100	2007	2007	3	48	18,972	
4	0855	CONC PAVER	0	100	0	0	773.00	SF	10.00	10.00	100	2007	2007	3	88	6,802	
5	0462	ST/AL FNC	0	100	136	4	544.00	SF	10.00	10.00	100	2007	2007	3	48	2,611	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	72	432	
7	0810	CONCRETE A	0	100	0	0	750.00	SF	6.50	6.50	100	2024	2018		97	4,729	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

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	3,031	94.9440	118.68	359,719	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 100% - 2021 Heated Area: 2806 HX Base Yr 2021											
55022 LITTLE BROOK DR, CALLAHAN											

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

TOTAL OB/XF											
37,953											

TOTAL OB/XF											
37,953											

REVIEW DATE	04/04/2024	BY	TWA
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Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		327,344	
TOTAL MARKET OB/XF VALUE		37,953	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		420,297	
SOH/AGL Deduction		121,550	
ASSESSED VALUE		298,747	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		248,747	
TOTAL JUST VALUE		420,297	
NCON VALUE		4,729	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,256	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19164	SWIM POOL	34,000	12/01/2006
B13948	NEW CONSTR	198,975	11/01/2004
R6814	REPAIR/RRF	8,000	11/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2363/0587	5/21/2020	WD Q	I	I	01
GRANTOR: GUSTAFSON OSCAR A & J					
GRANTEE: TERLAJE JOSEPH A &					
1309/0123	4/12/2005	WD Q	I	I	
GRANTOR: MARONDA HOMES INC					
GRANTEE: GUSTAFSON OSCAR A					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2005] W40 S28 FGR=[YR=2005] S20 E20 N20 W20\$ E20 S6 E2 FOP=[YR=2005] E6 N3 W6 S3\$ N3 E6 S3 E12 N34\$ PTR=N20 FUS=[YR=2005] N50 E40 S36 W12 N2 W7 N4 E7 N10 E11 N3 W12 S3 W7 S30 W20\$ S20\$.		