

LOT 13
IN OR 2167/784
SPRING MEADOW PB 5/142

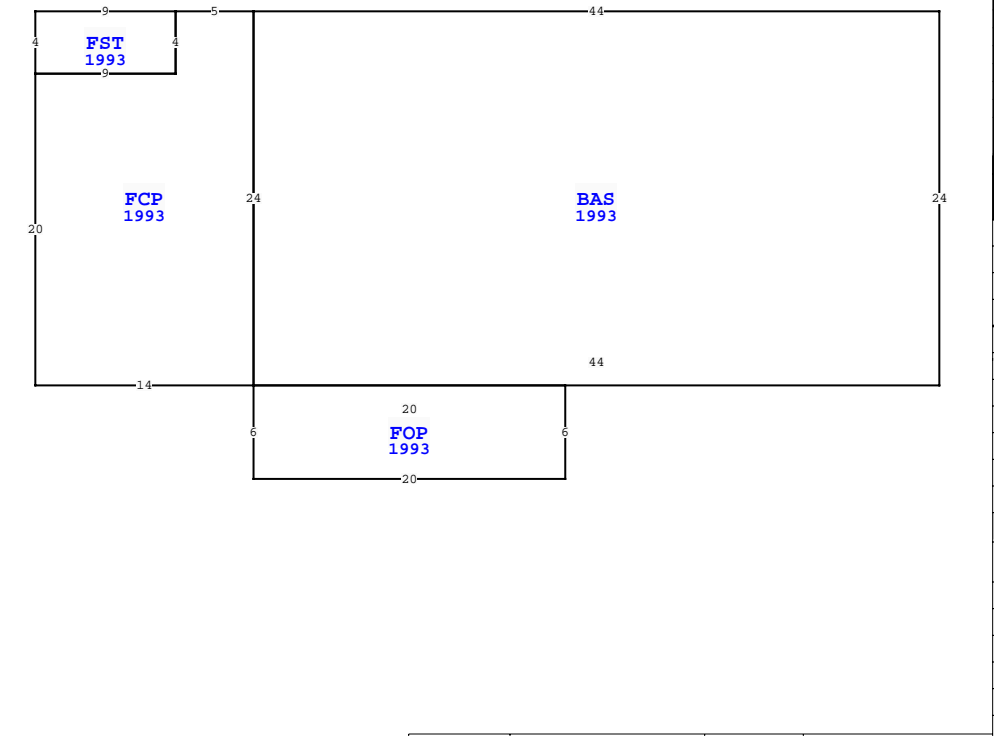
CALLAWAY ANTHONY & JENNIFER EILEEN
86054 SPRING MEADOW AVE
YULEE, FL 32097

2025

09-2N-27-1950-0013-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	12 HARDWOOD 50
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
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,187	146.9160	176.30	209,268	1987	1987	0	0	18.50	81.50



Quality					
DOR CODE	MAP NUM				
05 Quality Level 05	04				
0100 SINGLE FAMILY					
NEIGHBORHOOD/LOC	4049.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	151,731
FCP	300	25	1993	75	10,777
FOP	120	30	1993	36	5,173
FST	36	55	1993	20	2,874
TOTALS	1,512			1,187	170,553

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	170,553		
TOTAL MARKET OB/XF VALUE	11,945		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	257,498		
SOH/AGL Deduction	94,010		
ASSESSED VALUE	163,488		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	112,766		
TOTAL JUST VALUE	257,498		
NCON VALUE	8,916		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	208,485		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4183	NEW CONSTR	33,080	06/17/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/0784	12/28/2017	WD Q	Q	I	01	162,500
GRANTOR: COLLINS DAVID A & CAN						
GRANTEE: CALLAWAY ANTHONY &						
1831/0067	9/13/2012	WD Q	Q	I	02	102,900
GRANTOR: DLJ MORTGAGE CAPITAL						
GRANTEE: COLLINS DAVID A & C						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	96	9	864.00	SF	6.24	6.24	100	1987	1987	3	49.5	2,669	
2	1242	WD DECK A	0 100	15	10	150.00	SF	12.00	12.00	100	1990	1990	3	20	360	
3	0940	SHEDS/PORT	0 100	24	12	288.00	SF	36.00	36.00	100	2025	2020		86	8,916	

BLD DATE		NW		LGL DATE	
XF DATE		JM		LAND DATE	
INC DATE				AG DATE	
03/16/2023	02/08/2007			05/02/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W44 FCP=[YR=1993] W5 FST=[YR=1993] W9 S4 E9 N4\$ S4 W9 S20 E14 FOP=[YR=1993] S6 E20 N6 W20\$ N24 \$ S24 E44 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF												11,945										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF	1100.00	220.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							