IN OR 1175/363

RODGERS WALTER G & SHARON T
54021 SPRING LAKE DR
CALLAHAN, FL 32011

2025

34-2N-25-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

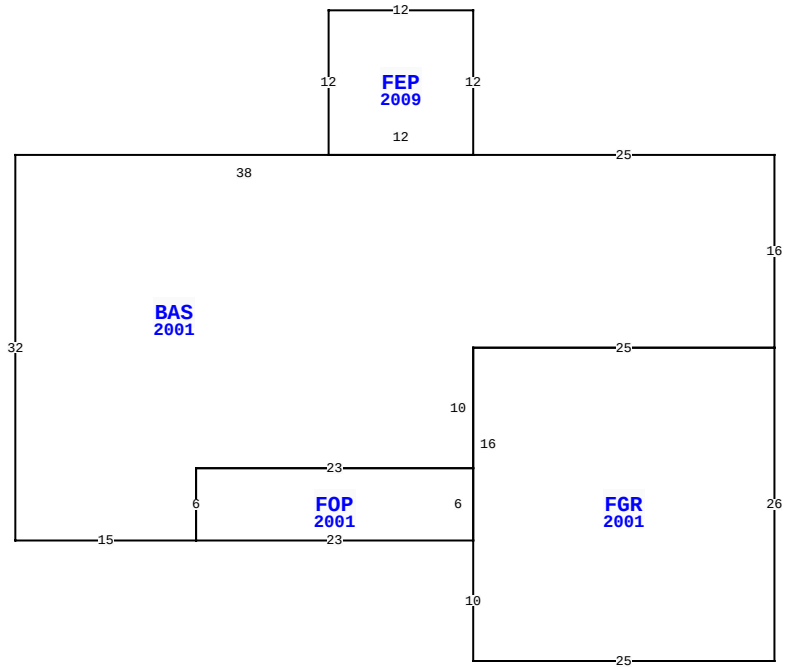
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100	2001	1,478	171,546
FEP	144	80	2009	115	13,347
FGR	650	55	2001	358	41,552
FOP	138	30	2001	41	4,759
TOTALS	2,410			1,992	231,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,992	102.8412	135.75	270,414	2001	2001	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2004 Heated Area: 1478 HX Base Yr 2004



54021 SPRING LAKE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		250,566
TOTAL MARKET OB/XF VALUE		11,985
TOTAL LAND VALUE - MARKET		62,550
TOTAL MARKET VALUE		325,101
SOH/AGL Deduction		155,352
ASSESSED VALUE		169,749
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,027
TOTAL JUST VALUE		325,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26396	ADDITION	10,755	09/03/2012
B22349	REMODEL	7,449	03/01/2009
E13553	NEW CONSTR	100	09/01/2004
B11826	GARAGE	39,600	10/01/2003
M014860	H/AC	0	02/01/2001
B007796	NEW CONSTR	104,500	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/0363	9/25/2003	WD	Q	I		150,000
GRANTOR: BRAUNER WILLIAM H						
GRANTEE: RODGERS WALTER G &						
1175/0360	9/25/2003	WD	Q	I	01	100
GRANTOR: BRAUNER ERA L						
GRANTEE: BRAUNER WM H & KATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W25 FEP=[YR=2009] N12 W12 S12 E12 $ W38 S32 E15 FOP=[YR=2001] E23 FGR=[YR=2001] S10 E25 N26 W25 S16 $ N6 W23 S6 $ N6 E23 N10 E25 N16 $.

EXTRA FEATURES

LN	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	1,709.00	SF	4.00	4.00	100	2001	2001	3	79	5,400	
2	0810	CONCRETE A	0	100	0	0	440.00	SF	6.50	6.50	100	2003	2003	3	82	2,345	
3	0479	VF PICKET	0	100	0	0	176.00	LF	10.00	10.00	100	2004	2004	3	61	1,074	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	61	366	
5	0351	CARPORT MT	0	100	0	0	320.00	SF	10.00	10.00	100	2012	2012	3	50	1,600	
6	0940	SHEDS/PORT	0	100	0	0	80.00	SF	30.00	30.00	100	2012	2012	3	50	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,985

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0006	OR	0.00	0.00	1.39	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,550							

REVIEW DATE 12/06/2019 BY KBA Total Acres: 1.39 Total Land Value: 62,550 Market: 0 Agricultural: 0 Common: 62,550 PRINTED 07/30/2025 BY SYS

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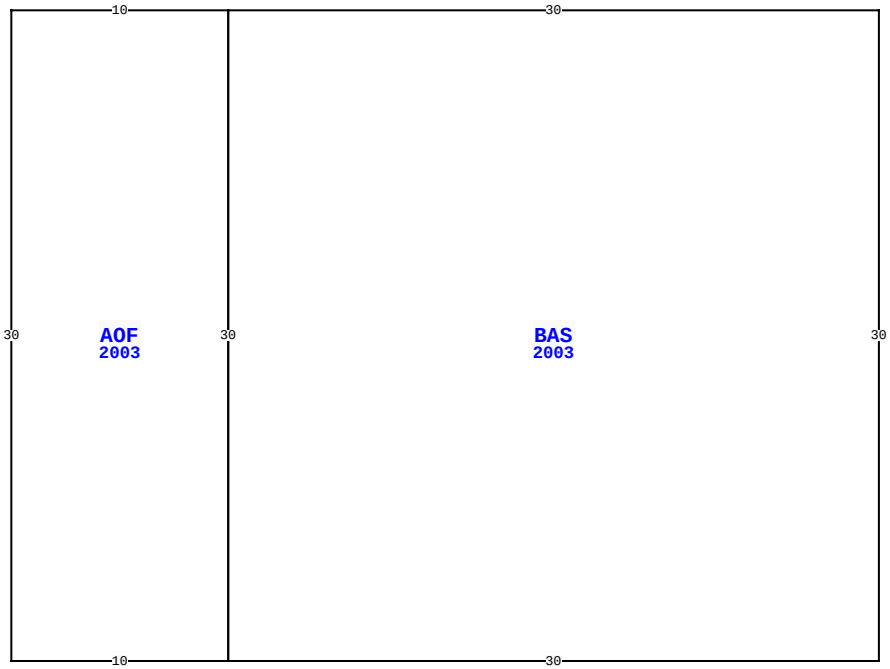
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	300	110	2003	330	5,195
BAS	900	100	2003	900	14,168
TOTALS	1,200			1,230	19,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,230	62.5800	23.15	28,474	2003	2003	0	0	0	32.00	68.00

2 GARAGE RES – 100% - 2004 Heated Area: 1200 HX Base Yr 2004



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INCOME VALUE		
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GRANTEE: RODGERS WALTER G &						
1175/0360	9/25/2003	WD	Q	I	01	100
GRANTOR: BRAUNER ERA L						
GRANTEE: BRAUNER WM H & KATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 AOF=[YR=2003] W10 S30 E10 N30$ S30 E30 N30$
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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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/06/2019 BY KBA Total Acres: 1.39 Total Land Value: 62,550 Market: 0 Agricultural: 0 Common: 62,550 PRINTED 07/30/2025 BY SYS