BLOCK 1 LOT 1
SPRING LAKE EST #1 PB 5/183

HOOK TERRY & LAURA
54262 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197A-0001-0010

NASSAU COUNTY PROPERTY

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

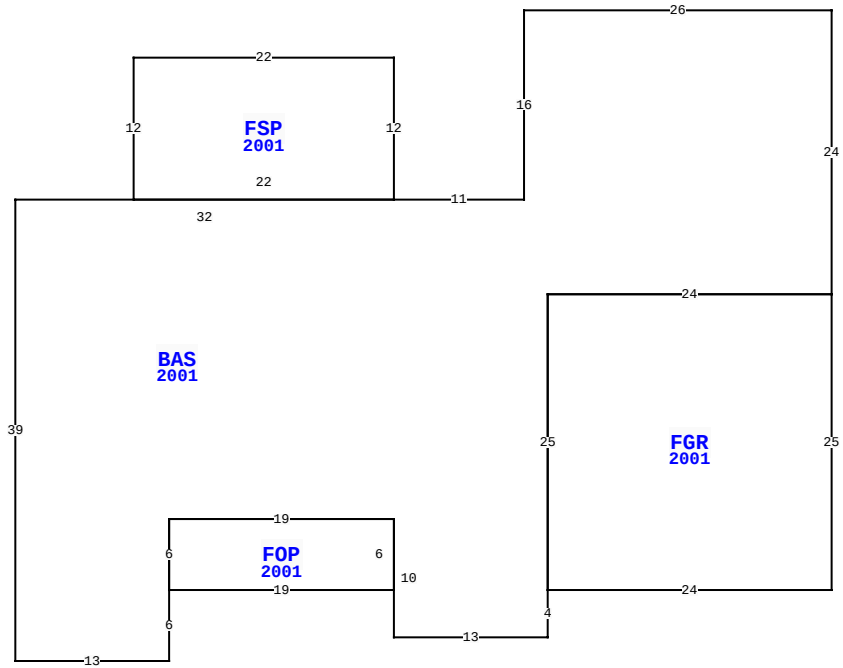
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100	2001	2,109	279,618
FGR	600	55	2001	330	43,752
FOP	114	30	2001	34	4,508
FSP	264	40	2001	106	14,054
TOTALS	3,087			2,579	341,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,579	107.7120	142.18	366,682	2000	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2024 Heated Area: 2109 HX Base Yr 2024



54262 SPRING LAKE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		341,931
TOTAL MARKET OB/XF VALUE		12,393
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		409,324
SOH/AGL Deduction		3,899
ASSESSED VALUE		405,425
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		349,703
TOTAL JUST VALUE		409,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010078	REPAIR/RRF	18,674	10/21/2020
B007127	NEW CONSTR	102,701	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/902	6/29/2023	WD	Q	I	01	500,000
GRANTOR: COLE TAMMY						
GRANTEE: HOOK TERRY & LAURA						
2443/0253	3/03/2021	WD	Q	I	01	285,000
GRANTOR: MULLIS HOWARD R JR						
GRANTEE: COLE TAMMY & CARLUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W26 S16 W11 FSP=[YR=2001] N12 W22 S12 E22 $ W32 S39 E13 N6 FOP=[YR=2001] E19 N6 W19 S6 $ N6 E19 S10 E13 N4 FGR=[YR=2001] E24 N25 W24 S25 $ N25 E24 N24 $.

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	0811	CONCRETE B	0	100	0	0	960.00	SF	5.20	5.20	100	2000	2000	3	77	3,844	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
3	0812	CONCRETE C	0	100	0	0	1,700.00	SF	4.00	4.00	100	2004	2004	3	83	5,644	

LAND DESCRIPTION

TOTAL OB/XF 12,393

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	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/23/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS