

BLOCK 2 LOT 1
IN OR 1006/405
CONSERV ESMT PT OR 929/824

CROSBY KIMBERLY/CROSBY KENNETH
54329 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197A-0002-0010



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 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

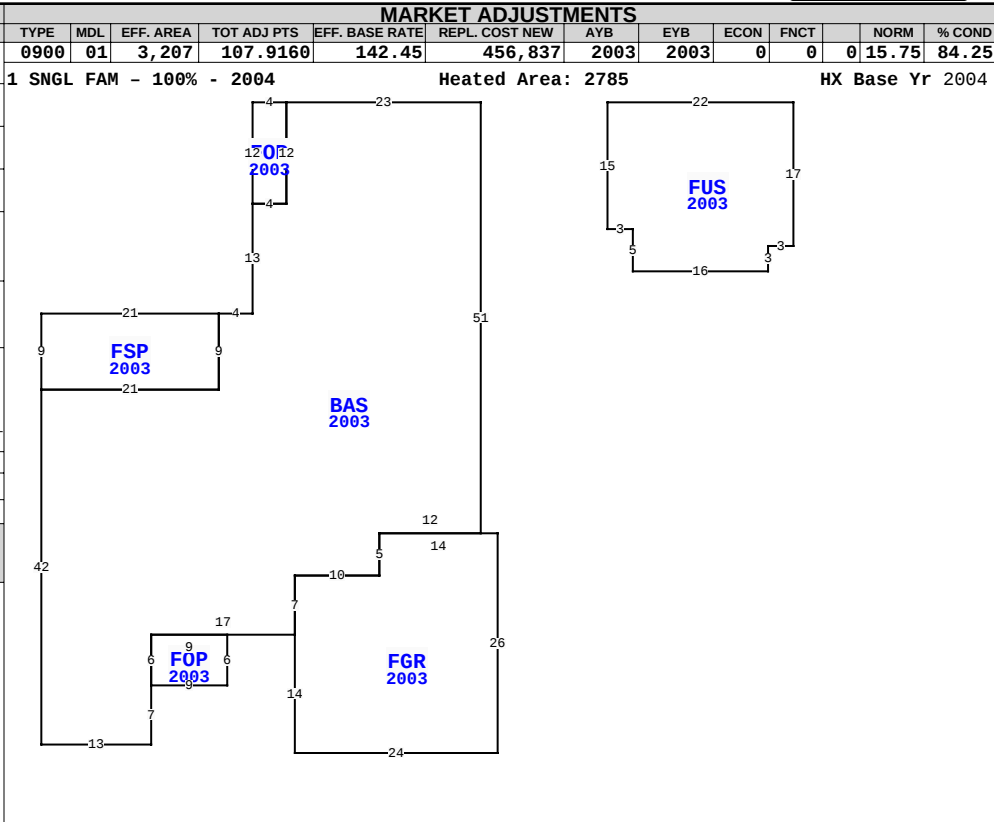
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,369	100	2003	2,369	284,313
FGR	574	55	2003	316	37,924
FOP	48	30	2003	14	1,680
FOP	54	30	2003	16	1,920
FSP	189	40	2003	76	9,121
FUS	416	100	2003	416	49,926

TOTALS	3,650			3,207	384,885
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,739.00	SF	4.00	4.00	
2	1127	BRICK 8"	0	100	11	4	44.00	SF	11.00	11.00	
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	805.00	SF	7.25	7.25	
5	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	
6	0479	VF PICKET	0	100	0	0	92.00	LF	10.00	10.00	

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



54329 SPRING LAKE DR, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1,739.00	SF	4.00	4.00	100	2003	2003	3	82	5,704	
2	1127	BRICK 8"	0	100	11	4	44.00	SF	11.00	11.00	100	2003	2003	3	95	460	
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2003	2003	3	29	10,353	
4	0845	KOOL DECK	0	100	0	0	805.00	SF	7.25	7.25	100	2003	2003	3	82	4,786	
5	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	20	240	
6	0479	VF PICKET	0	100	0	0	92.00	LF	10.00	10.00	100	2006	2006	3	66	607	

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						397,279					
TOTAL MARKET OB/XF VALUE						22,150					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						474,429					
SOH/AGL Deduction						231,506					
ASSESSED VALUE						242,923					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						192,201					
TOTAL JUST VALUE						474,429					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						458,153					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10244	GARAGE	1,080	04/01/2007
E11625	NEW CONSTR	300	08/01/2003
E10405	NEW CONSTR	2,500	11/01/2002
B10213	NEW CONSTR	198,029	01/01/2002
R4413	REPAIR/RRF	3,500	01/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V V	RSN CD	SALE PRICE	
1006/0405	9/04/2001	WD	U	V	16	10,000	
GRANTOR: SPRING LAKE ESTATES 0							
GRANTEE: CROSBY KENNETH SR &							

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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W23 FOP2003 = W4 S12 E4 N12 \$ S12 W4 S13 W4											
FSP=[YR=2003] W21 S9 E21 N9 \$ S9 W21 S42 E13 N7											
FOP=[YR=2003] E9 N6 W9 S6 \$ N6 E17 FGR=[YR=2003] S14 E24											
N26 W14 S5 W10 S7 \$ N7 E10 N5 E12 N51 \$ PTR= E15											
FUS=[YR=2003] E22 S17 W3 S3 W16 N5 W3 N15 \$ W15 \$.											

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Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	720	100
	2007	720
		12,394
TOTALS	720	720 12,394

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	720	61.2150	22.65	16,308	2007	2007	0	0	24.00	76.00

2 GARAGE RES - 100% - 2004

Heated Area: 720

HX Base Yr 2004

24

30

30

24

BAS
2007

BLD DATE		LGL DATE	
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