BLOCK 2 LOT 2
SPRING LAKE EST #1 PB 5/183

BELLIS TAMMY L/REDMAN JEAN E
54369 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197A-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

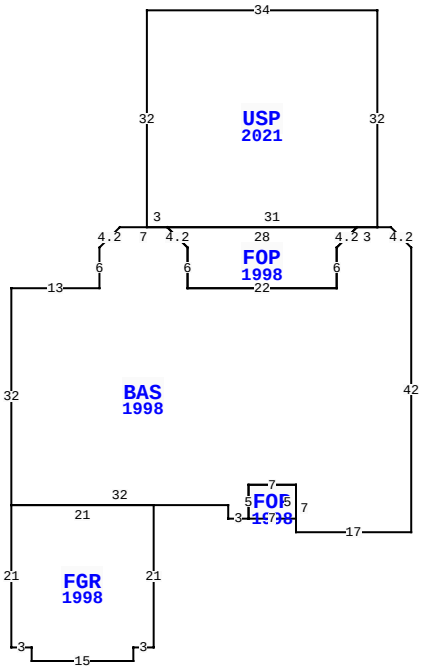
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,139	100	1998	2,139	250,295
FGR	471	55	1998	259	30,307
FOP	35	30	1998	10	1,170
FOP	207	30	1998	62	7,255
USP	1,088	30	2021	326	38,147
TOTALS	3,940			2,796	327,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,796	105.2160	138.89	388,336	1998	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2021 Heated Area: 2139 HX Base Yr 2021



54369 SPRING LAKE DR, CALLAHAN

BLD DATE	07/22/2008 JW	LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		327,173
TOTAL MARKET OB/XF VALUE		8,856
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		391,029
SOH/AGL Deduction		113,053
ASSESSED VALUE		277,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,254
TOTAL JUST VALUE		391,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014245	ADDITION	32,574	10/18/2021
20003775	REPAIR/RRF	19,354	05/02/2020
B984866	NEW CONSTR	103,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/0501	5/21/2020	WD	Q	I	01	275,000
GRANTOR: TEACHEY GARY S & SHER						
GRANTEE: BELLIS TAMMY L & JE						
1226/1303	4/29/2004	WD	Q	I		195,000
GRANTOR: BOKOWY CHRISTOPHER A						
GRANTEE: TEACHEY GARY S & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] U3 L3 W2 USP=[YR=2021] N32 W34 S32 E3 FOP=[YR=1998] D3 R3 S6 E22 N6 U3 R3 W28$ E31$ W3 D3 L3 S6 W22 N6 U3 L3 W7 D3 L3 S6 W13 S32 FGR=[YR=1998] S21 E3 S2 E15 N2 E3 N21 W21 $ E32 S2 E3 FOP=[YR=1998] E7N5 W7 S5 $ N5 E7 S7 E17 N42 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0812	CONCRETE C	0	100	0	0	1,815.00	SF	4.00	4.00	100	1998	1998	3	73	5,300	
3	1242	WD DECK A	0	100	0	0	360.00	SF	10.00	10.00	100	2004	2004	3	21	756	

LAND DESCRIPTION

TOTAL OB/XF 8,856

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 06/14/2022 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS