

BLOCK 2 LOT 3
IN OR 830 PG 1948
SPRING LAKE EST #1 PB 5/183

ALTMAN TIMOTHY D SR & JUDY A
55025 WETLAND WAY
CALLAHAN, FL 32011

2025

46-2N-25-197A-0002-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1993	1,608	190,509
FGR	521	55	1993	287	34,003
FOP	84	30	1993	25	2,962
FUS	464	100	1993	464	54,973
UOP	520	20	2021	104	12,321

TOTALS	3,197			2,488	294,769
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,888.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	40	20	800.00	SF	10.00
4	0810	CONCRETE A	0	100	0	0	346.00	SF	6.50
5	0851	PATIO STON	0	100	0	0	224.00	SF	0.23
6	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00
7	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00
8	0855	CONC PAVER	0	100	0	0	954.00	SF	10.00

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

REVIEW DATE	02/08/2021	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,488	113.4720	149.78	372,653	1989	1994	0	0	20.90	79.10
1 SNGL FAM - 100% - 2025											
Heated Area: 2072											
HX Base Yr											

55025 WETLAND WAY, 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	2,888.00	SF	4.00	4.00	100	1989	1989	3	54.5	6,296	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	1242	WD DECK A	0	100	40	20	800.00	SF	10.00	10.00	100	2002	2002	3	20	1,600	
4	0810	CONCRETE A	0	100	0	0	346.00	SF	6.50	6.50	100	2002	2002	3	80	1,799	
5	0851	PATIO STON	0	100	0	0	224.00	SF	0.23	0.23	100	2002	2002	3	80	40	
6	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	2010	2010	3	40	1,536	
7	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	100	2013	2013	3	68	21,848	
8	0855	CONC PAVER	0	100	0	0	954.00	SF	10.00	10.00	100	2013	2013	3	93	8,872	

TOTAL OB/XF													44,231		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00				

Market:	0	Agricultural:	0	Common:	55,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										6									
VALUATION BY										STANDARD									
Tax Group: 6										Tax Dist:									
BUILDING MARKET VALUE										294,769									
TOTAL MARKET OB/XF VALUE										44,231									
TOTAL LAND VALUE - MARKET										55,000									
TOTAL MARKET VALUE										394,000									
SOH/AGL Deduction										0									
ASSESSED VALUE										394,000									
TOTAL EXEMPTION VALUE										13									
BASE TAXABLE VALUE										0									
TOTAL JUST VALUE										394,000									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										382,324									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012172	REPAIR/RRF	0	09/13/2021
B1327293	SWIM POOL	31,830	06/10/2013
B1023664	XFOB	4,796	06/08/2010
B23664	ADDITION	4,796	06/01/2010
B0617987	REPAIR/RRF	1,617	10/31/2006
5592	NEW CONSTR	3,400	12/21/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0830/1948	4/23/1998	WD	Q	I		130,000	
GRANTOR: FARMIN WILLIAM A & DA							
GRANTEE: ALTMAN TIMOTHY & DW							
0738/1160	9/06/1995	WD	Q	I		114,900	
GRANTOR: BRIGHT CARLIE & MARIL							
GRANTEE: FARMIN WM A & DANIT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 UOP=[YR=2021] N6 W40 S13 E40 N7 \$ S7 W45 S23 FOP=[YR=1993] S4 E21 N4 W21 \$ E21 S8 E25 N2 FGR=[YR=1993] E24 N23 W7 S3 W18 S20 E1\$W1 N20 E18 N3 E7 N13 \$ PTR= E15 FUS=[YR=1993] E25 S20 W13 N3 W12 N17 \$ W15 \$.									