BLOCK 2 LOT 5
IN OR 2497/1523
SPRING LAKE EST #1 PB 5/183

DOERR ROBERT & CHERIE ET AL/MCNAUGHTON CHAD
55081 WETLAND WAY
CALLAHAN, FL 32011

2025

46-2N-25-197A-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

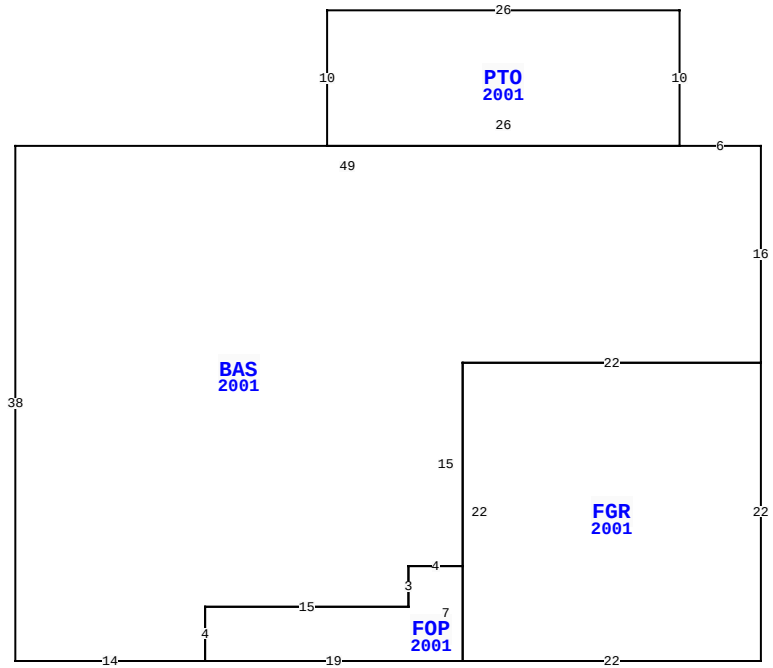
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100	2001	1,518	190,723
FGR	484	55	2001	266	33,420
FOP	88	30	2001	26	3,267
PTO	260	5	2001	13	1,634
TOTALS	2,350			1,823	229,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,823	111.0000	146.52	267,106	2000	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2012 Heated Area: 1518 HX Base Yr 2012



55081 WETLAND WAY, 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		229,043
TOTAL MARKET OB/XF VALUE		4,180
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		288,223
SOH/AGL Deduction		153,739
ASSESSED VALUE		134,484
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,762
TOTAL JUST VALUE		288,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614921	REPAIR/RRF	8,000	03/01/2016
B996395	NEW CONSTR	91,000	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1523	9/18/2021	WD	U	I	11	100
GRANTOR: DOERR ROBERT & CHERIE						
GRANTEE: DOERR ROBERT & CHER						
2153/0780	10/16/2017	WD	U	I	11	100
GRANTOR: DOERR ROBERT & CHERIE						
GRANTEE: DOERR ROBERT & CHER						

BUILDING NOTES

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	1,357.00	SF	4.00	4.00	100	2000	2000	3	77	4,180	

BUILDING DIMENSIONS

BAS=[YR=2001] W6 PTO=[YR=2001] N10 W26 S10 E26$ W49 S38 E14
FOP=[YR=2001] E19 FGR=[YR=2001] E22 N22 W22 S22$ N7 W4 S3 W15
S4$ N4 E15 N3 E4 N15 E22 N16$.

LAND DESCRIPTION

TOTAL OB/XF 4,180

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		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 02/08/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS