

BLOCK 2 LOT 8
IN OR 775 PG 1019
SPRING LAKE EST #1 PB 5/183

BLUE LARRY & NEDORA
55062 WETLAND WAY
CALLAHAN, FL 32011

2025

46-2N-25-197A-0002-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
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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	1,784	100	1993	1,784	199,303
FGR	621	55	1993	342	38,207
FOP	67	30	1993	20	2,235
FSP	126	40	2016	50	5,586
FST	64	55	1993	35	3,910
FUS	518	100	1993	518	57,869
PTO	216	5	2016	11	1,229
UOP	104	20	1993	21	2,346
USP	324	30	2016	97	10,836

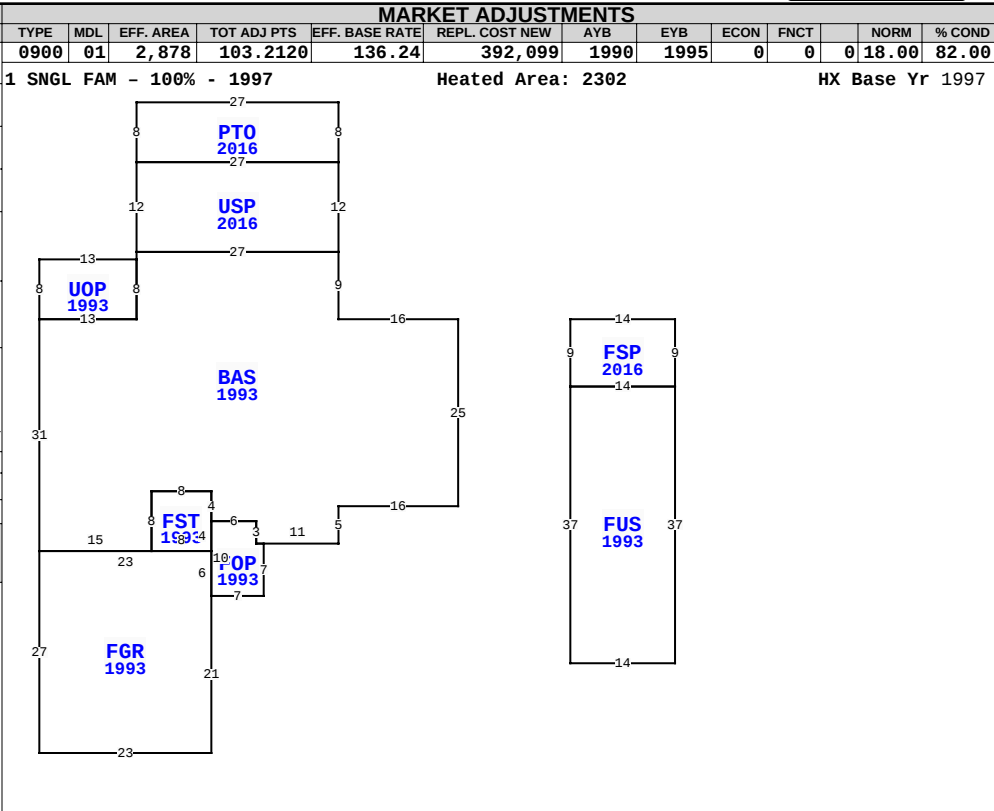
TOTALS	3,824			2,878	321,521
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	4,620	
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1990	1990	3	57	1,186	
3	0825	BRICK	0	100	0	0	1,266.00	SF	12.50	12.50	100	1995	1995	3	90	14,243	
4	0812	CONCRETE C	0	100	0	0	4,942.00	SF	4.00	4.00	100	1995	1995	3	68	13,442	
5	1127	BRICK 8"	0	100	0	0	284.00	SF	11.00	11.00	100	1990	1990	3	85	2,655	
6	1076	TRELLIS A	0	100	0	0	243.00	SF	7.50	7.50	100	1995	1995	3	20	365	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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	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							



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

55062 WETLAND WAY, CALLAHAN

TOTAL OB/XF																	36,511
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		321,521
TOTAL MARKET OB/XF VALUE		36,511
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		413,032
SOH/AGL Deduction		215,796
ASSESSED VALUE		197,236
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		141,514
TOTAL JUST VALUE		413,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632601	ADDITION	7,366	07/01/2016
R0912226	REPAIR/RRF	14,613	12/22/2009
6407	NEW CONSTR	110,000	04/16/1990

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0775/1019	10/30/1996	WD	Q	I		170,000

GRANTOR: MCNAMARA JAMES F & EL
GRANTEE: BLUE LARRY & NEDORA
0663/0849 7/17/1992 WD Q I 132,500
GRANTOR: RODRIGUEZ GUSTAVO
GRANTEE: MCNAMARA JAMES & E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N9 USP=[YR=2016] N12 PTO=[YR=2016] N8 W27
S8 E27\$ W27 S12 E27\$ W27 S1 UOP=[YR=1993] W13 S8 E13 N8\$ S8
W13 S31 FGR=[YR=1993] S27 E23 N21 FOP=[YR=1993] E7 N7 W1 N3
W6 FST=[YR=1993] N4 W8 S8 E8 N4\$ S10\$ N6 W23\$ E15 N8 E8 S4 E6
S3 E11 N5 E16 N25\$PTR= E15 FSP=[YR=2016] E14 S9
FUS=[YR=1993] S37W14N37 E14\$ W14 N9\$ W15\$.