BLOCK 3 LOT 2
IN OR 798 PG 1367
SPRING LAKE EST #1 PB 5/183

COOK WILLIAM G & CHRISTINA A
54382 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197A-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

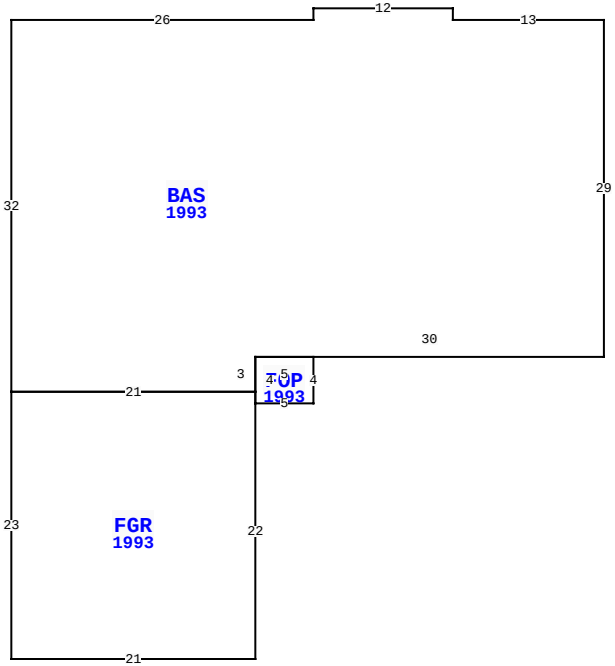
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,554	100	1993	1,554	176,564
FGR	483	55	1993	266	30,222
FOP	20	30	1993	6	682
TOTALS	2,057			1,826	207,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,826	110.0000	145.20	265,135	1990	1995	0	0	0	21.75	78.25

1 SNGL FAM – 100% - 1998 Heated Area: 1554 HX Base Yr 1998



54382 SPRING LAKE DR, 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		207,468
TOTAL MARKET OB/XF VALUE		5,573
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		268,041
SOH/AGL Deduction		145,928
ASSESSED VALUE		122,113
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,391
TOTAL JUST VALUE		268,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703785	REPAIR/RRF	9,250	06/01/2017
6338	NEW CONSTR	59,800	03/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0798/1367	7/07/1997	WD	Q	I		99,900
GRANTOR: CLARK MICHAEL L & STE						
GRANTEE: COOK WM G & CHRISTI						
0592/0741	3/12/1990	WD	Q	V		14,000
GRANTOR: HOLLOWAY CECIL R JR						
GRANTEE: CLARK MICHAEL ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N1 W12 S1 W26 S32 FGR=[YR=1993] S23 E21 N22
FOP=[YR=1993] E5 N4 W5 S4$ N1 W21$ E21 N3 E30 N29$.

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	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,431.00	SF	4.00	4.00	100	1990	1990	3	57	3,263	

LAND DESCRIPTION

TOTAL OB/XF 5,573

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS