BLOCK 3 LOT 7
IN OR 1338/1863
SPRING LAKE EST #1 PB 5/183

DEAN SHARON M
55030 DOGWOOD CT
CALLAHAN, FL 32011-1821

2025

46-2N-25-197A-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

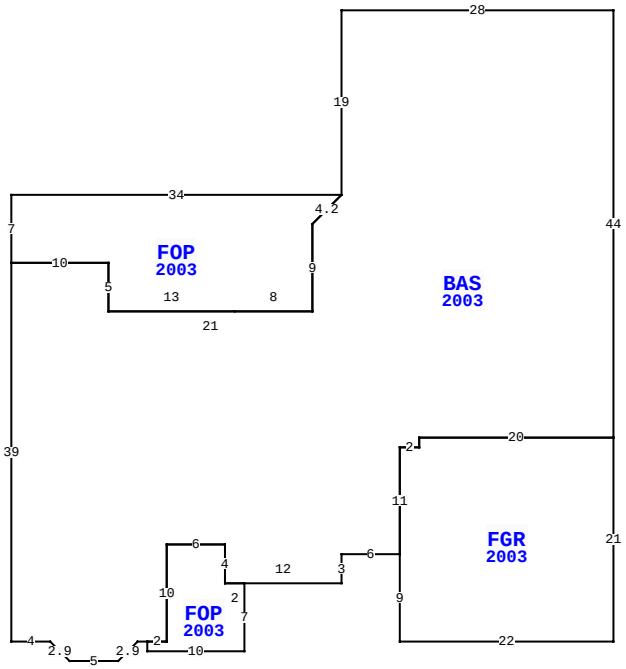
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,426	100	2003	2,426	339,645
FGR	460	55	2003	253	35,421
FOP	82	30	2003	25	3,501
FOP	327	30	2003	98	13,720
TOTALS	3,295			2,802	392,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,802	114.0480	150.54	421,813	2003	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2004 Heated Area: 2426 HX Base Yr 2004



55030 DOGWOOD CT, 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		392,286
TOTAL MARKET OB/XF VALUE		29,154
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		476,440
SOH/AGL Deduction		247,560
ASSESSED VALUE		228,880
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,158
TOTAL JUST VALUE		476,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-0347	REPLACE (12) WIND	19,950	01/10/2024
21008314	REPAIR/RRF	18,600	06/24/2021
B17600	SWIM POOL	27,000	10/31/2006
B9650	NEW CONSTR	179,791	04/01/2002
E9558	NEW CONSTR	4,000	04/01/2002
M5925	H/AC	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/1863	8/04/2005	WD	Q	I	01	100
GRANTOR: DEAN MARK A						
GRANTEE: DEAN SHARON M						
1046/0483	3/26/2002	WD	Q	V		17,500
GRANTOR: GANTT VANDAREN C & CA						
GRANTEE: DEAN MARK A & SHARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W28 S19 D3L3 S9 W21 N5 W10 S39 E4 D2R2 E5 U2R2 E1 E2 N10 E6 S4 E12 N3 E6 N11 E2 N1 E20 N44 $
FGR=[YR=2003;ORIG=-22,56] S9 E22 N21 W20 S1 W2 S11 $
FOP=[YR=2003;ORIG=-28,19] W34 S7 E10 S5 E13 E8 N9 U3R3 $
FOP=[YR=2003;ORIG=-48,65] S1 E10 N7 W2 N4 W6 S10 W2 $
.

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	1,857.00	SF	4.00	4.00	100	2003	2003	3	82	6,091	
2	0861	POOL GUNIT	0	100	0	0	351.00	SF	85.00	85.00	100	2007	2007	3	44	13,127	
3	0845	KOOL DECK	0	100	0	0	1,318.00	SF	7.25	7.25	100	2007	2007	3	87	8,313	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	27	540	
5	0479	VF PICKET	0	100	0	0	127.00	LF	10.00	10.00	100	2007	2007	3	69	876	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	69	207	

LAND DESCRIPTION

TOTAL OB/XF 29,154

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 10/21/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS