BLOCK 3 LOT 9
SPRING LAKE EST #1 PB 5/183

MARTIN DEVLYNN C & COLLEEN A L/E/
55080 DOGWOOD COURT
CALLAHAN, FL 32011

2025

46-2N-25-197A-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

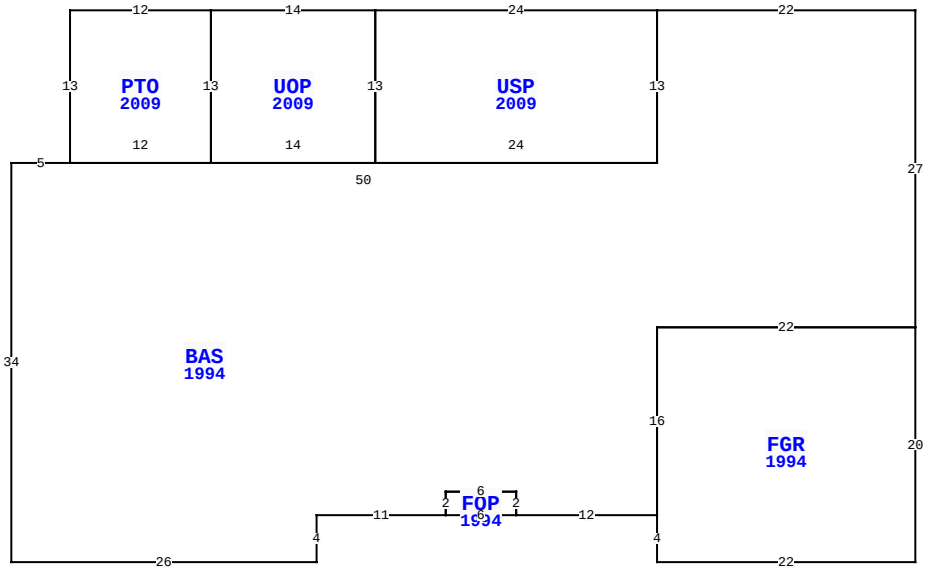
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,336	100	1994	2,336	299,060
FGR	440	55	1994	242	30,982
FOP	12	30	1994	4	512
PTO	156	5	2009	8	1,024
UOP	182	20	2009	36	4,608
USP	312	30	2009	94	12,034
TOTALS	3,438			2,720	348,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,720	112.3200	148.26	403,267	1994	2001	0	0	0	13.65	86.35

1 SNGL FAM – 100% - 2001 Heated Area: 2336 HX Base Yr 2001



55080 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		366,754
TOTAL MARKET OB/XF VALUE		60,997
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		482,751
SOH/AGL Deduction		256,967
ASSESSED VALUE		225,784
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,062
TOTAL JUST VALUE		482,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014085	GARAGE - 20X41	52,635	11/01/2023
19003366	REPAIR/RRF	10,425	04/01/2019
E25655	NEW CONSTR	0	12/01/2012
B1226627	SWIM POOL	30,000	11/01/2012
B10564	GARAGE	1,300	12/01/2002
R4633	REPAIR/RRF	300	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/1398	5/22/2024	LE	U	I	11	100
GRANTOR: MARTIN DEVLYNN C & CO						
GRANTEE: MARTIN-BOWEN KIRSTY						
0924/0907	3/16/2000	WD	Q	I	05	110,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MARTIN DEVLYNN & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W5 S34 E26 N4 E11 FOP=[YR=1994] E6 N2 W6 S2$ N2 E6 S2 E12 FGR=[YR=1994] S4 E22 N20 W22 S16 $ N16 E22 N27 W22 USP=[YR=2009] W24 UOP=[YR=2009] W14 PTO=[YR=2009] W12 S13 E12 N13$ S13 E14 N13$ S13 E24 N13$ S13 W50$.

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	0811	CONCRETE B	0	100	0	0	570.00	SF	5.20	5.20	100	1994	1994	3	66	1,956	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
3	0810	CONCRETE A	0	100	0	0	1,400.00	SF	6.50	6.50	100	1996	1996	3	90	8,190	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2003	2003	3	20	818	
5	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00	85.00	100	2012	2012	3	64	20,890	
6	0855	CONC PAVER	0	100	0	0	1,300.00	SF	10.00	10.00	100	2012	2012	3	92	11,960	
7	0855	CONC PAVER	0	100	0	0	325.00	SF	10.00	10.00	100	2012	2012	3	98	3,185	
8	0476	VF 6 SBPL	0	100	0	0	357.00	LF	32.00	32.00	100	2019	2019	3	94	10,739	
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 60,997

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 02/13/2024 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

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SPRING LAKE EST #1 PB 5/183

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

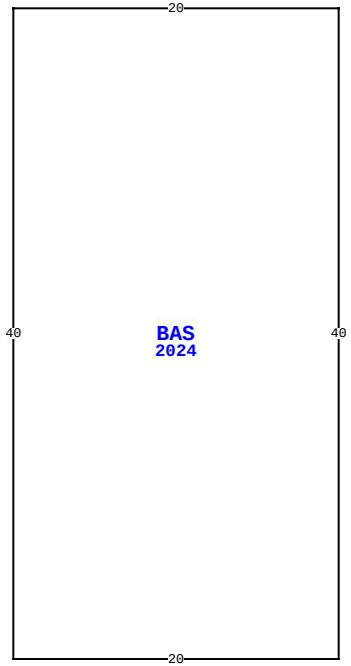
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2024	800	18,533
TOTALS	800			800	18,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	63.2500	23.40	18,720	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 800 HX Base Yr 2001



55080 DOGWOOD CT, CALLAHAN

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XF DATE		LAND DATE	04/04/2024 MLU
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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE		175,062
TOTAL JUST VALUE		482,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941045	NEW CONSTR	105,000	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1398	5/22/2024	LE	U	I	11	100
GRANTOR: MARTIN DEVLYNN C & CO						
GRANTEE: MARTIN-BOWEN KIRSTY						
0924/0907	3/16/2000	WD	Q	I	05	110,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MARTIN DEVLYNN & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E20 S40 W20 N40 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2024 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS