BLOCK 10 LOT 2
IN OR 806 PG 1940
SPRING LAKE EST #2 PB 5/185

SOLOMON DIANE & WALTER JR
54625 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197B-0010-0020

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 60
Interior Floo	11	CLAY TILE 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

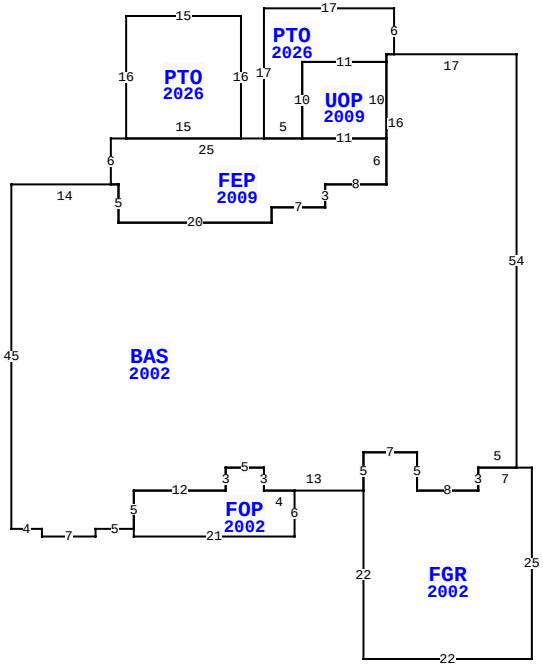
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2002	2,830	339,437
FEP	337	80	2009	270	32,385
FGR	540	55	2002	297	35,623
FOP	141	30	2002	42	5,038
PTO	168	5	2026	8	960
PTO	240	5	2026	12	1,440
UOP	110	20	2009	22	2,638
TOTALS	4,366			3,481	417,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,481	104.1440	137.47	478,533	2002	2007	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2003 Heated Area: 2830 HX Base Yr 2003



54625 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		417,520
TOTAL MARKET OB/XF VALUE		18,063
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		490,583
SOH/AGL Deduction		272,554
ASSESSED VALUE		218,029
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,307
TOTAL JUST VALUE		490,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-09294	REROOF	34,800	07/20/2023
B10338	XFOB	5,940	10/01/2002
R4485	REPAIR/RRF	500	10/01/2002
5525	H/AC	0	12/01/2001
5526	H/AC	0	12/01/2001
B018489	NEW CONSTR	150,000	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0806/1940	9/18/1997	WD	Q	V		14,500

GRANTOR: SPRING LAKE ESTATES O
GRANTEE: SOLOMON DIANE & WAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W17 S1 S16 W8 S3 W7 S2 W20 N5 W14 S45 E4 S1 E7 N1 E5 N5 E12 N3 E5 S3 E13 N5 E7 S5 E8 N3 E5 N54 $
FGR=[YR=2002;ORIG=-20,57] S22 E22 N25 W7 S3 W8 N5 W7 S5 $
FEP=[YR=2009;ORIG=-28,11] W25 S6 E1 S5 E20 N2 E7 N3 E8 N6 W11 $
FOP=[YR=2002;ORIG=-50,62] S1 E21 N6 W4 N3 W5 S3 W12 S5 $
UOP=[YR=2009;ORIG=-17,1] W11 S10 E11 N10 $
PTO=[YR=2026;ORIG=-51,11] E15 N16 W15 S16 $
PTO=[YR=2026;ORIG=-16,0] N6 W17 S17 E5 N10 E11 N1 E1 $
.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	
2	0812	CONCRETE C	0	100	0	0	2,669.00	SF	4.00	4.00	100	2002	2002	3	80	8,541	
3	0510	GARAGE WD-	0	100	16	12	192.00	SF	35.00	35.00	100	2002	2002	3	29	1,949	
4	0810	CONCRETE A	0	100	0	0	391.00	SF	6.50	6.50	100	2004	2004	3	83	2,109	
5	0825	BRICK	0	100	0	0	317.00	SF	12.50	12.50	100	2004	2004	3	95	3,764	

LAND DESCRIPTION

TOTAL OB/XF 18,063

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 06/04/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS