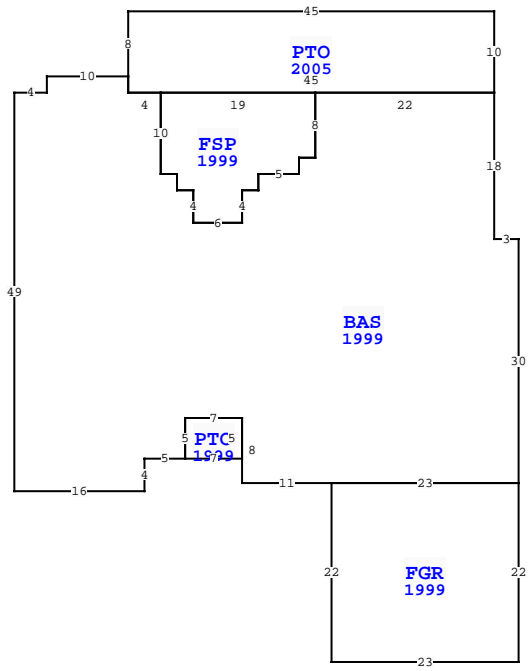


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,657	100	1999
FGR	506	55	1999
FSP	230	40	1999
PTO	35	5	1999
PTO	450	5	2005
TOTALS	3,878		
			3,051
			351,477

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,051	102.6720	135.53	413,502	1999	2004	0	0	15.00	85.00
1 SNGL FAM - 100% - 2005 Heated Area: 2657 HX Base Yr 2005											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	351,477		
TOTAL MARKET OB/XF VALUE	51,862		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	458,339		
SOH/AGL Deduction	231,381		
ASSESSED VALUE	226,958		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	176,236		
TOTAL JUST VALUE	458,339		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	445,931		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009793	REPAIR/RRF	32,000	07/26/2021
B20604	FOUNDATION	1,500	10/01/2007
B20671	SCRN ENCL	11,492	01/01/2007
B15093	SWIM POOL	26,450	01/01/2005
B995866	NEW CONSTR	167,000	01/03/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1255/0473	8/26/2004	WD	Q	I		219,900
GRANTOR: BUIE GAIL ELAINE						
GRANTEE: WOODLE JOHNNY H JR						
0676/1449	3/09/1993	QC	U	V	07	100
GRANTOR: THOMAS DAVID & KAREN						
GRANTEE: SPRING LAKE ESTATE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1999
2	0812	CONCRETE C	0	100	0	2,107.00	SF	4.00	4.00	100	1999
3	0940	SHEDS/PORT	0	100	12	192.00	SF	20.10	20.10	100	2000
4	0812	CONCRETE C	0	100	0	2,044.00	SF	4.00	4.00	100	2005
5	0476	VF 6 SBPL	0	100	0	60.00	LF	32.00	32.00	100	2005
6	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2005
7	0861	POOL GUNIT	0	100	24	360.00	SF	85.00	85.00	100	2005
8	0845	KOOL DECK	0	100	0	492.00	SF	7.25	7.25	100	2005
9	0940	SHEDS/PORT	0	100	20	240.00	SF	19.50	19.50	100	2005
10	0911	SCRN RM A	0	100	0	1,459.00	SF	17.50	17.50	100	2007

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTALS											
39,130											

BUILDING NOTES											
PTO=[YR=2005] W45 S8 BAS=[YR=1999] W10 S2 W4 S49 E16 N4 E5											
PTO=[YR=1999] E7 N5 W7 S5\$ N5 E7 S8 E11 FGR=[YR=1999] S22											
E23 N22 W23\$ E23 N30 W3 N18 W22 FSP=[YR=1999] S8 W2 S2 W5 S2											
W2 S4 W6 N4 W2 N2 W2 N10 E19\$ S8 W2 S2 W5 S2 W2 S4 W6 N4 W2											
N2 W2 N10 W4 N2 \$ S2 E45 N10 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT	

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
TOTALS											
39,130											

BLOCK 11 LOT 34
 IN OR 1255/473
 SPRING LAKE EST #3 PB 5/198

WOODLE JOHNNY H JR & DONNA L
 55574 DEER RUN ROAD
 CALLAHAN, FL 32011

2025

46-2N-25-197C-0011-0340



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 351,477 TOTAL MARKET OB/XF VALUE 51,862 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 458,339 SOH/AGL Deduction 231,381 ASSESSED VALUE 226,958 TOTAL EXEMPTION VALUE HX HB 50,722 BASE TAXABLE VALUE 176,236 TOTAL JUST VALUE 458,339 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 445,931										
DOR CODE 0100 SINGLE FAMILY																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 08																											
NEIGHBORHOOD/LOC 8010.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1255/0473 8/26/2004 WD Q I 219,900 GRANTOR: BUIE GAIL ELAINE GRANTEE: WOODLE JOHNNY H JR 0676/1449 3/09/1993 QC U V 07 100 GRANTOR: THOMAS DAVID & KAREN GRANTEE: SPRING LAKE ESTATE											
																BUILDING NOTES											
																BUILDING DIMENSIONS											

LAND DESCRIPTION										TOTAL OB/XF																
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										
11	0825	BRICK	0 100	10	10	100.00	SF	7.50	7.50	100	2007	2007	3	96	720											
12	0510	GARAGE WD-	0 100	20	22	440.00	SF	35.00	35.00	100	2016	2016	3	78	12,012											
																	TOTAL OB/XF 12,732									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		