

BLOCK 13 LOT 1
CONSERV ESMT PT OR 929/824
ESMT OR 1746/1059

CONNORS DANIEL R
54637 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,712	100	2003	1,712	208,016
FGR	220	55	2011	121	14,702
FGR	396	55	2011	218	26,488
FOP	48	30	2003	14	1,701
FUS	2,172	100	2003	2,172	263,908
USP	180	30	2011	54	6,561

TOTALS 4,728 4,291 521,375

EXTRA FEATURES

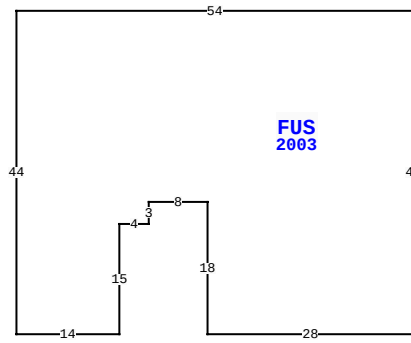
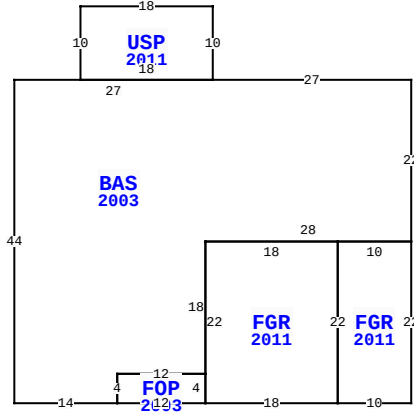
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,871.00	SF	4.00	4.00	100	2003	2003	3	82	9,417	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	18.30	18.30	100	2005	2005	3	22	1,159	
3	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00	85.00	100	2014	2014	3	71	32,589	
4	0845	KOOL DECK	0	100	0	0	344.00	SF	7.25	7.25	100	2014	2014	3	94	2,344	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	

REVIEW DATE 06/04/2020 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	4,291	100.0560	132.07	566,712	2003	2008	0	0	0	8.00	92.00	
1 SNGL FAM - 100% - 2006 Heated Area: 3884 HX Base Yr 2006													



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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE		521,375
TOTAL MARKET OB/XF VALUE		45,509
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		621,884
SOH/AGL Deduction		362,057
ASSESSED VALUE		259,827
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		204,105
TOTAL JUST VALUE		621,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429044	SWIM POOL	20,000	07/01/2014
B12090	XFOB	3,000	12/01/2003
B11443	NEW CONSTR	283,884	07/01/2003
R5271	REPAIR/RRF	8,000	07/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2337/0283	2/04/2020	QC U	I	11		100

GRANTOR: CONNORS DANIEL R & KA
GRANTEE: CONNORS DANIEL R
1341/1933 8/15/2005 WD U I 07 55,800
GRANTOR: GREGG SPENCER A
GRANTEE: CONNORS DANIEL R

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2003] W27 USP=[YR=2011] N10 W18 S10 E18\$ W27 S44 E14
FOP=[YR=2003] E12 FGR=[YR=2011] E18 FGR=[YR=2011] E10 N22
W10 S22\$ N22 W18 S22\$ N4 W12 S4\$ N4 E12 N18 E28 N22\$ PTR=E15
FUS=[YR=2003] E54 S44 W28 N18 W8 S3 W4 S15 W14 N44\$ W15\$.

54637 SPRING LAKE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024
INC DATE		AG DATE	MLU

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
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TOTAL OB/XF 45,509

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

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