BLOCK 13 LOT 4
IN OR 1992/1371
SPRING LAKE EST 4 REPLAT

THARPE WILLIAM C & AMANDA B
54709 SPRING LAKE DR
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

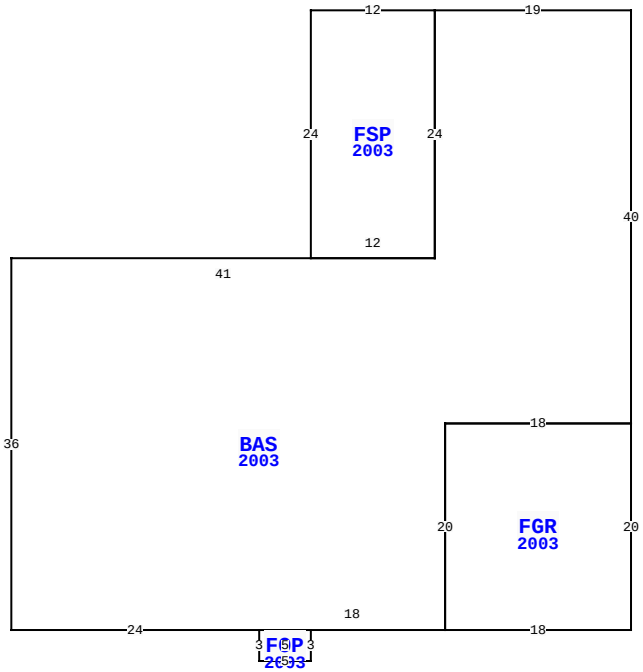
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100	2003	2,256	287,845
FGR	360	55	2003	198	25,263
FOP	15	30	2003	4	510
FSP	288	40	2003	115	14,673
TOTALS	2,919			2,573	328,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,573	108.0000	142.56	366,807	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2016 Heated Area: 2256 HX Base Yr 2016



54709 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		351,718
TOTAL MARKET OB/XF VALUE		34,786
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		441,504
SOH/AGL Deduction		229,254
ASSESSED VALUE		212,250
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,528
TOTAL JUST VALUE		441,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000259	GARAGE	86,227	01/05/2022
B19329	SWIM POOL	32,750	01/01/2007
B11445	NEW CONSTR	163,326	07/01/2003
R5273	REPAIR/RRF	8,000	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1992/1371	7/16/2015	SW	U	I	12	174,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: THARPE WILLIAM C &						
1962/0796	12/23/2014	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W19 FSP=[YR=2003] W12 S24 E12 N24$ S24 W41 S36 E24 FOP=[YR=2003] S3 E5 N3 W5$ E18 FGR=[YR=2003] E18 N20 W18 S20$ N20 E18 N40$.

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	1,248.00	SF	4.00	4.00	100	2003	2003	3	82	4,093	
2	0811	CONCRETE B	0	100	0	0	539.00	SF	5.20	5.20	100	2004	2004	3	83	2,326	
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2007	2007	3	44	19,149	
4	0845	KOOL DECK	0	100	0	0	675.00	SF	7.25	7.25	100	2007	2007	3	87	4,258	
5	0510	GARAGE WD-	0	100	30	12	360.00	SF	24.85	24.85	100	2006	2006	3	40	3,578	
6	0462	ST/AL FNC	0	100	74	4	296.00	SF	10.00	10.00	100	2006	2006	3	40	1,184	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	66	198	

LAND DESCRIPTION

TOTAL OB/XF 34,786

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	000134	C	RES POND	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 06/14/2022 BY TW 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

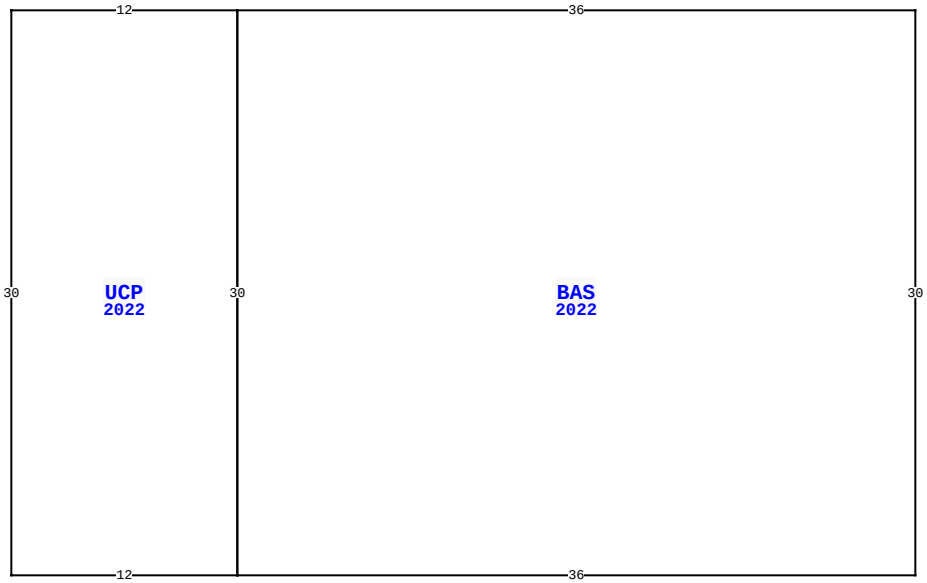
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2022	1,080	21,962
UCP	360	20	2022	72	1,464
TOTALS	1,440			1,152	23,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,152	56.0740	20.75	23,904	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2016 Heated Area: 1080 HX Base Yr 2016



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1962/0796	12/23/2014	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W36 UCP=[YR=2022] W12 S30 E12 N30$ S30 E36 N30$.

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 06/14/2022 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS