BLOCK 13 LOT 6
IN OR 2117/1462
SPRING LAKE EST 4 REPLAT

MASHBURN JOCELYN CORDELL
54759 SPRING LAKE DR
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

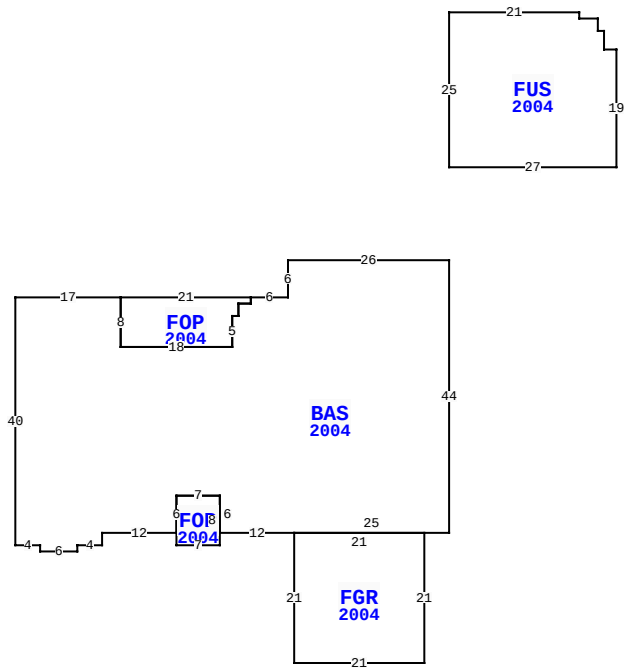
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,659	100	2004	2,659	337,478
FGR	441	55	2004	243	30,841
FOP	56	30	2004	17	2,158
FOP	149	30	2004	45	5,711
FUS	657	100	2004	657	83,386
TOTALS	3,962			3,621	459,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,621	103.9500	137.21	496,837	2004	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2018 Heated Area: 3316 HX Base Yr 2018



54759 SPRING LAKE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		459,574
TOTAL MARKET OB/XF VALUE		49,519
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		564,093
SOH/AGL Deduction		232,394
ASSESSED VALUE		331,699
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		270,977
TOTAL JUST VALUE		564,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010209	REPAIR/RRF	40,000	09/26/2019
1703364	GARAGE	32,464	06/01/2017
B24090	XFOB	7,423	11/01/2010
B?	SWIM POOL	0	08/01/2004
B13452	XFOB	5,428	08/01/2004
M7694	H/AC	0	12/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/1462	4/17/2017	WD	Q	I	01	306,000
GRANTOR: TURNER RANDY L & TAMM						
GRANTEE: MASHBURN MATTHEW CA						
1220/0617	4/05/2004	WD	Q	I		278,700
GRANTOR: HALLMARK HOMES INC						
GRANTEE: TURNER RANDY L & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W26 S6 W6 FOP=[YR=2004] W21 S8 E18 N5 E1 N2 E2 N1$ S1 W2 S2 W1 S5 W18 N8 W17 S40 E4 S1 E6 N1 E4 N2 E12 FOP=[YR=2004] S2 E7 N8 W7 S6$ N6 E7 S6 E12 FGR=[YR=2004] S21 E21 N21 W21$ E25 N44$ PTR=N15 FUS=[YR=2004] N25 E21 S1 E3 S2 E1 S3 E2 S19 W27$ S15 $.

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	2004	2004	3	87	1,740	
2	0812	CONCRETE C	0	100	0	0	2,506.00	SF	4.00	4.00	100	2004	2004	3	83	8,320	
3	0845	KOOL DECK	0	100	0	0	675.00	SF	7.25	7.25	100	2004	2004	3	83	4,062	
4	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2004	2004	3	32	9,520	
5	0910	SCRN RM L	0	100	0	0	1,025.00	SF	15.00	15.00	100	2004	2004	3	21	3,229	
6	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2006	2006	3	86	2,236	
7	0510	GARAGE WD-	0	100	0	0	720.00	SF	35.00	35.00	100	2017	2017	3	81	20,412	

LAND DESCRIPTION

TOTAL OB/XF 49,519

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		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 10/25/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS