

BLOCK 13 LOT 7
SPRING LAKE EST 4 REPLAT
PB 6/177

CANADY TRACEY LIVING TRUST/CANADY TRACEY TRUSTEE
55223 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0070



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	11	CLAY TILE 50
Interior Floo	13	LVT/LAMMT 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	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	2,550	100	2010	2,550	321,410
FGR	546	55	2010	300	37,813
FOP	64	30	2010	19	2,395
FOP	199	30	2010	60	7,563
TOTALS	3,359			2,929	369,179

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	1,794.00	SF	5.20	5.20
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,929	106.6900	140.83	412,491	2010	2010	0	0
1 SNGL FAM - 100% - 2011									
Heated Area: 2550									
HX Base Yr 2011									
55223 LITTLE BROOK DR, CALLAHAN									

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

TOTAL OB/XF									
11,651									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					369,179				
TOTAL MARKET OB/XF VALUE					11,651				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					435,830				
SOH/AGL Deduction					234,947				
ASSESSED VALUE					200,883				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					150,161				
TOTAL JUST VALUE					435,830				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					419,305				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002797	26*40 W/12 X 40 L	83,010	03/19/2025
C22863	CO ISSUED	0	02/05/2010
E0922160	ELEC OTHER	2,800	10/01/2009
M0914867	H/AC	0	10/01/2009
P13931	OTHER	0	09/01/2009
R12086	REPAIR/RRF	4,500	09/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2730/1714	8/08/2024	SW	U	I	11	100	
GRANTOR: CANADY TRACEY D							
GRANTEE: CANADY TRACEY LIVIN							
0933/1890	5/26/2000	WD	Q	V		34,000	
GRANTOR: BKS INC							
GRANTEE: CANADY TRACEY D & T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W24 S6 W6 S5 FOP=[YR=2010] W30 S4 E10 D3 R3 S4 E10 N4 U3 R3 E4 N4\$ S4 W4 D3 L3 S4 W10 N4 U3 L3 W10 D3 L3 S38 E17 FOP=[YR=2010] E10 N4 W2 N3 W8 S7 \$ N7 E8 S3 E12 FGR=[YR=2010] S16 E13 N2 E13 N20 W26 S6\$ N6 E26 N46\$.									