BLOCK 13 LOT 8
IN OR 2098/1212
SPRING LAKE EST 4 REPLAT

REYNOLDS DUDLEY E & SHERRY L
55283 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

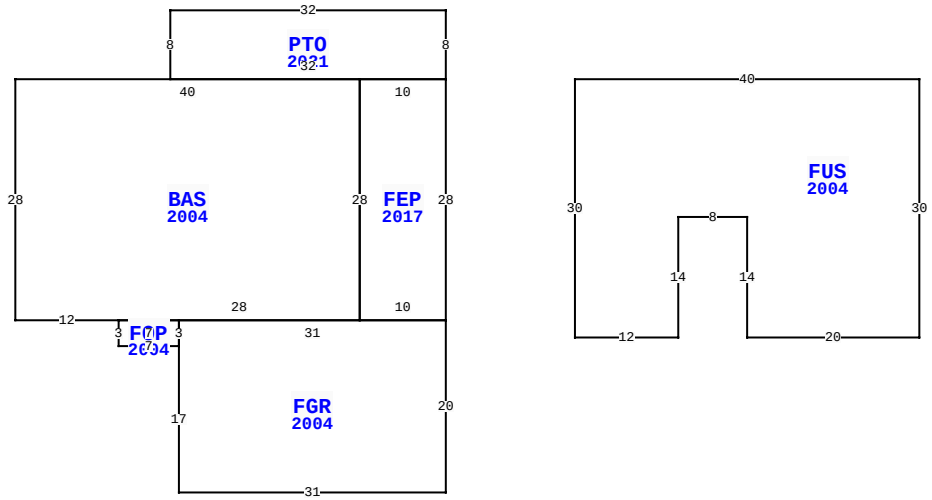
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,120	100	2004	1,120	137,079
FEP	280	80	2017	224	27,416
FGR	620	55	2004	341	41,735
FOP	21	30	2004	6	734
FUS	1,088	100	2004	1,088	133,162
PTO	256	5	2021	13	1,591
TOTALS	3,385			2,792	341,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,792	102.9120	135.84	379,265	2004	2004	0	0	0	9.90	90.10

1 SNGL FAM – 100% - 2019 Heated Area: 2208 HX Base Yr 2019



55283 LITTLE BROOK 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		341,718
TOTAL MARKET OB/XF VALUE		6,341
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		403,059
SOH/AGL Deduction		173,936
ASSESSED VALUE		229,123
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,401
TOTAL JUST VALUE		403,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004924	REPAIR/RRF	11,283	04/20/2021
B11886	NEW CONSTR	170,218	10/30/2003
R5553	REPAIR/RRF	0	10/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2098/1212	1/11/2017	WD	Q	I	01	229,000
GRANTOR: SHELTON JOYCE A						
GRANTEE: REYNOLDS DUDLEY EUG						
1246/1100	7/19/2004	WD	Q	I		188,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: SHELTON JOYCE A & W						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2017] W10 BAS=[YR=2004] W40 S28 E12 FOP=[YR=2004] S3 E7 FGR=[YR=2004] S17 E31 N20 W31 S3$ N3 W7$ E28 N28 $ S28 E10 N28$ PTO=[YR=2021] N8 W32 S8 E32$PTR=E15 FUS=[YR=2004] E40 S30 W20 N14 W8 S14W12 N30$ W15$.

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	1,910.00	SF	4.00	4.00	100	2004	2004	3	83	6,341	

LAND DESCRIPTION

TOTAL OB/XF 6,341

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 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS