BLOCK 13 LOT 9
IN OR 2190/1781
SPRING LAKE EST 4 REPLAT

EDWARDS JANET MARIE TRUSTEE OF
55325 LITTLE BROOK DR
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0090

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

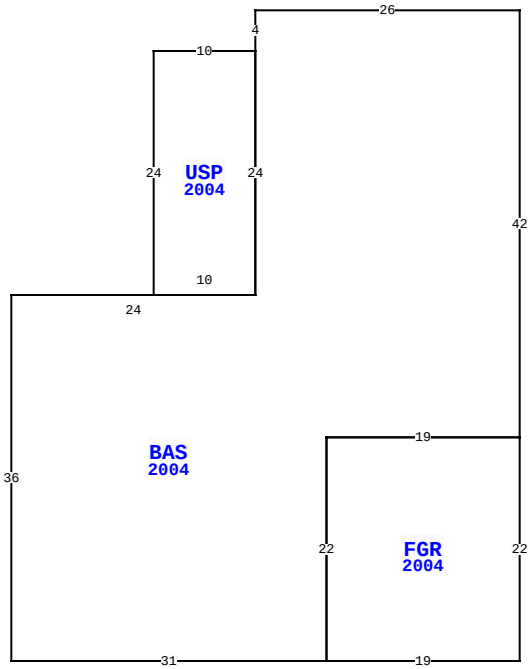
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,110	100	2004	2,110	275,197
FGR	418	55	2004	230	29,998
USP	240	30	2004	72	9,391
TOTALS	2,768			2,412	314,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,412	106.8200	141.00	340,092	2004	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2019 Heated Area: 2110 HX Base Yr 2019



55325 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		333,096
TOTAL MARKET OB/XF VALUE		11,294
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		399,390
SOH/AGL Deduction		270,417
ASSESSED VALUE		128,973
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,251
TOTAL JUST VALUE		399,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004891	REPAIR/RRF	10,000	07/01/2018
18004347	GARAGE	27,532	06/01/2018
B12082	NEW CONSTR	152,559	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2190/1781	3/28/2018	WD	Q	I	02	219,000
GRANTOR: GRIGGS ALICIA						
GRANTEE: JANET MARIE EDWARDS						
1354/1398	10/03/2005	WD	Q	I		215,000
GRANTOR: JAMES GEORGE W & JUAN						
GRANTEE: GRIGGS ALICIA						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	866.00	SF	5.20	5.20	100	2004	2004	3	83	3,738	
2	0811	CONCRETE B	0	100	0	0	1,498.00	SF	5.20	5.20	100	2018	2018	3	97	7,556	

BUILDING DIMENSIONS

BAS=[YR=2004] W26 S4 USP=[YR=2004] W10 S24 E10 N24$ S24 W24 S36 E31 FGR=[YR=2004] E19 N22 W19 S22$ N22 E19 N42$.

LAND DESCRIPTION

TOTAL OB/XF 11,294

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 03/19/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

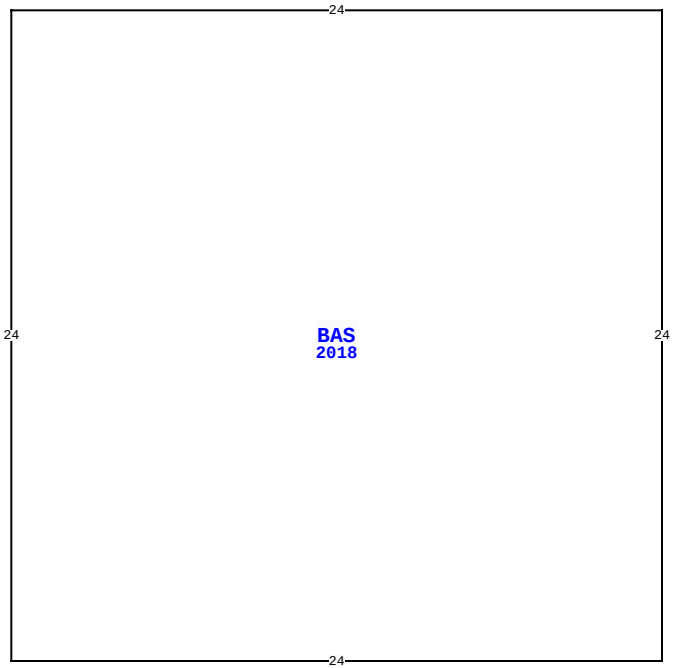
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2018	576	18,511
TOTALS	576			576	18,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	92.4000	34.19	19,693	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2019 Heated Area: 576 HX Base Yr 2019



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GRANTOR: JAMES GEORGE W & JUAN						
GRANTEE: GRIGGS ALICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S24 E24 N24$.

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 03/19/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS