

BLOCK 13 LOT 11  
IN OR 1718/1405 & DR10-2363  
SPRING LAKE EST 4 REPLAT

VISSERS JOSEPHINE M  
55407 LITTLE BROOK DRIVE  
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0110



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 50  |
| Exterior Wall            | 17 | CB STUCCO 50   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 50   |
| Interior Floor           | 14 | CARPET 50      |
| 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    |

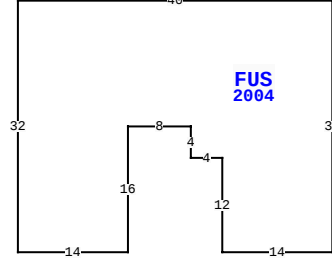
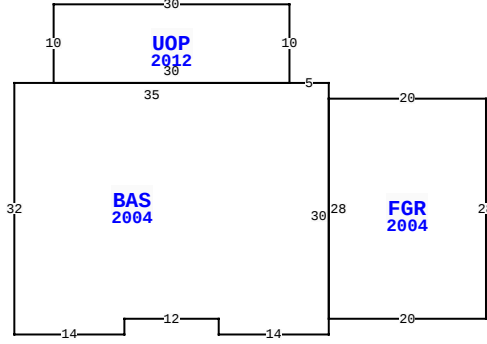
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8010.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,256            | 100         | 2004 | 1,256        | 167,834              |
| FGR       | 560              | 55          | 2004 | 308          | 41,157               |
| FUS       | 1,104            | 100         | 2004 | 1,104        | 147,523              |
| UOP       | 300              | 20          | 2012 | 60           | 8,018                |
| TOTALS    | 3,220            |             |      | 2,728        | 364,530              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 1,285.00 | SF | 4.00  |
| 2              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 390.00   | SF | 85.00 |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,410.00 | SF | 10.00 |
| 4              | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 1,800.00 | SF | 17.50 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000134   | C   | RES POND             | 100 |     | 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 |   | NORM | % COND |  |
| 0900                     | 01  | 2,728     | 109.4400    | 144.46         | 394,087        | 2004 | 2009 | 0    | 0    | 0 | 7.50 | 92.50  |  |
| 1 SNGL FAM - 100% - 2011 |     |           |             |                |                |      |      |      |      |   |      |        |  |
| Heated Area: 2360        |     |           |             |                |                |      |      |      |      |   |      |        |  |
| HX Base Yr 2011          |     |           |             |                |                |      |      |      |      |   |      |        |  |



| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 2               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 6              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 384,215   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 70,359    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 55,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 509,574   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 241,289   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 268,285   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,722    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 217,563   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 509,574   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 493,549   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21011210   | GARAGE      | 49,228  | 08/24/2021 |
| 18006342   | XFOB        | 30,400  | 08/01/2018 |
| 18003389   | SWIM POOL   | 45,000  | 05/01/2018 |
| B25946     | REPAIR/RRF  | 7,099   | 04/01/2012 |
| B11638     | NEW CONSTR  | 173,415 | 09/01/2003 |

| SALES DATA                    |            |              |        |        |           |               |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1718/1405                     | 12/29/2010 | WD           | U      | I      | 12        | 130,000       |  |
| GRANTOR: DEUTSCHE BANK NATONA |            |              |        |        |           |               |  |
| GRANTEE: WEBB JOSEPHINE       |            |              |        |        |           |               |  |
| 1643/1059                     | 10/12/2009 | CT           | U      | I      | 18        | 100           |  |
| GRANTOR: CLERK OF COURT       |            |              |        |        |           |               |  |
| GRANTEE: DEUTSCHE BANK NATIO  |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FGR=[YR=2004] W20 BAS=[YR=2004] N2 W5 UOP=[YR=2012] N10 W30<br>S10 E30\$ W35 S32 E14 N2 E12 S2 E14 N30\$ S28 E20 N28\$ PTR=E15<br>FUS=[YR=2004] E40 S32 W14 N12 W4 N4 W8 S16 W14 N32\$ W15\$ . |  |  |  |  |  |  |  |  |  |

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