BLOCK 13 LOT 13
IN OR 1258/1517
CONSERV ESMT PT OR 929/824

BURGESS ROBERT L
55479 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0130

BUILDING CHARACTERISTICS

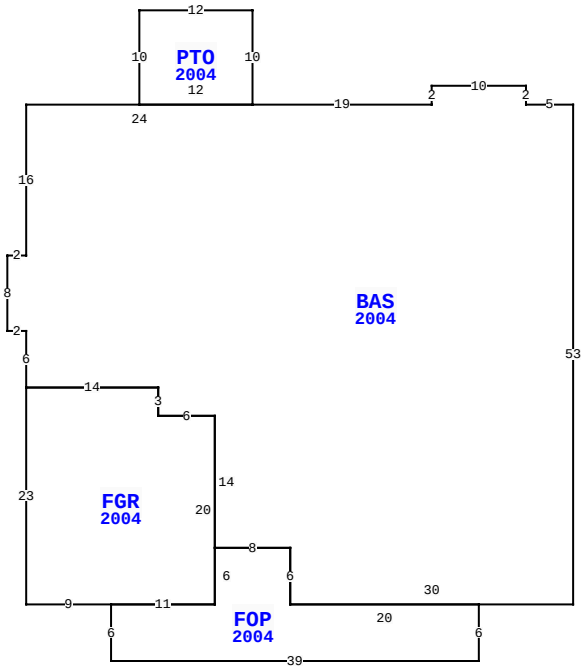
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,620	100	2004	2,620	313,626
FGR	442	55	2004	243	29,088
FOP	282	30	2004	85	10,175
PTO	120	5	2004	6	718
TOTALS	3,464			2,954	353,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,954	102.2720	135.00	398,790	2004	2004	0	0	0	11.33	88.67

1 SNGL FAM – 100% - 2006 Heated Area: 2620 HX Base Yr 2006



55479 LITTLE BROOK DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		353,607
TOTAL MARKET OB/XF VALUE		10,273
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		418,880
SOH/AGL Deduction		227,578
ASSESSED VALUE		191,302
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,580
TOTAL JUST VALUE		418,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12537	NEW CONSTR	181,845	03/01/2004
R5969	REPAIR/RRF	5,000	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1258/1517	9/13/2004	WD	Q	I		241,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: BURGESS ROBERT L &						
1215/0225	3/12/2004	WD	U	V	19	30,500
GRANTOR: BKS INC						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W5 N2 W10 S2 W19 PTO=[YR=2004] N10 W12 S10 E12$ W24 S16 W2 S8 E2 S6 FGR=[YR=2004] S23 E9 FOP=[YR=2004] S6 E39 N6 W20 N6 W8 S6 W11$ E11 N20 W6 N3 W14$ E14 S3 E6 S14 E8 S6 E30 N53$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	2,177.00	SF	4.00	4.00	100	2004	2004	3	83	7,228	

LAND DESCRIPTION

TOTAL OB/XF 10,273

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	000100	C	RES	100	0003	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS