BLOCK 13 LOT 15
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

GUIDA CHRISTOPHER/MCKENNEY AMANDA L
55460 LITTLE BROOK DR
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

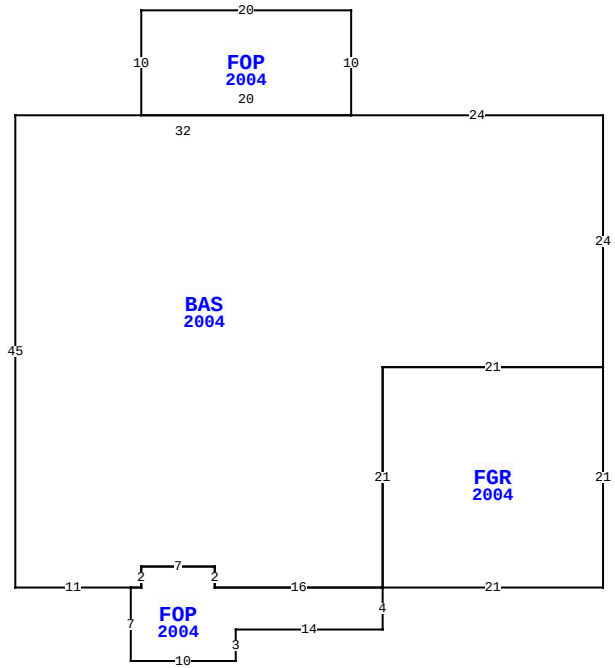
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,065	100	2004	2,065	257,253
FGR	441	55	2004	243	30,272
FOP	140	30	2004	42	5,233
FOP	200	30	2004	60	7,475
TOTALS	2,846			2,410	300,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,410	104.8600	138.42	333,592	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2021 Heated Area: 2065 HX Base Yr 2021



55460 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		300,233
TOTAL MARKET OB/XF VALUE		12,392
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		367,625
SOH/AGL Deduction		104,993
ASSESSED VALUE		262,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,910
TOTAL JUST VALUE		367,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12501	NEW CONSTR	164,307	03/01/2004
R5956	REPAIR/RRF	4,300	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1431	10/29/2020	WD	Q	I	02	276,000
GRANTOR: SMITH STEVEN A						
GRANTEE: GUIDA CHRISTOPHER &						
2031/0373	12/28/2015	QC	U	I	11	100
GRANTOR: SMITH KAREN						
GRANTEE: SMITH STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 FOP=[YR=2004] N10 W20 S10 E20$ W32 S45 E11 FOP=[YR=2004] S7 E10 N3 E14 N4 W16 N2 W7 S2 W1$ E1 N2 E7 S2 E16 FGR=[YR=2004] E21 N21 W21 S21$ N21 E21 N24$.

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	1,822.00	SF	4.00	4.00	100	2004	2004	3	83	6,049	
3	1242	WD DECK A	1	100	34	10	340.00	SF	10.00	10.00	100	2024	2023		97	3,298	

LAND DESCRIPTION

TOTAL OB/XF 12,392

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS