

BLOCK 13 LOT 17
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

PARKER ANTHONY & RACHEL LIVING TRUST/PARKER ANTHON
55410 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	192	100	2007	192	20,863
BAS	3,435	100	2007	3,435	373,238
FEP	300	80	2016	240	26,078
FGR	88	55	2007	48	5,216
FGR	786	55	2007	432	46,940
FOP	112	30	2007	34	3,694
FOP	122	30	2007	37	4,021
FOP	200	30	2007	60	6,520
FST	32	55	2007	18	1,956

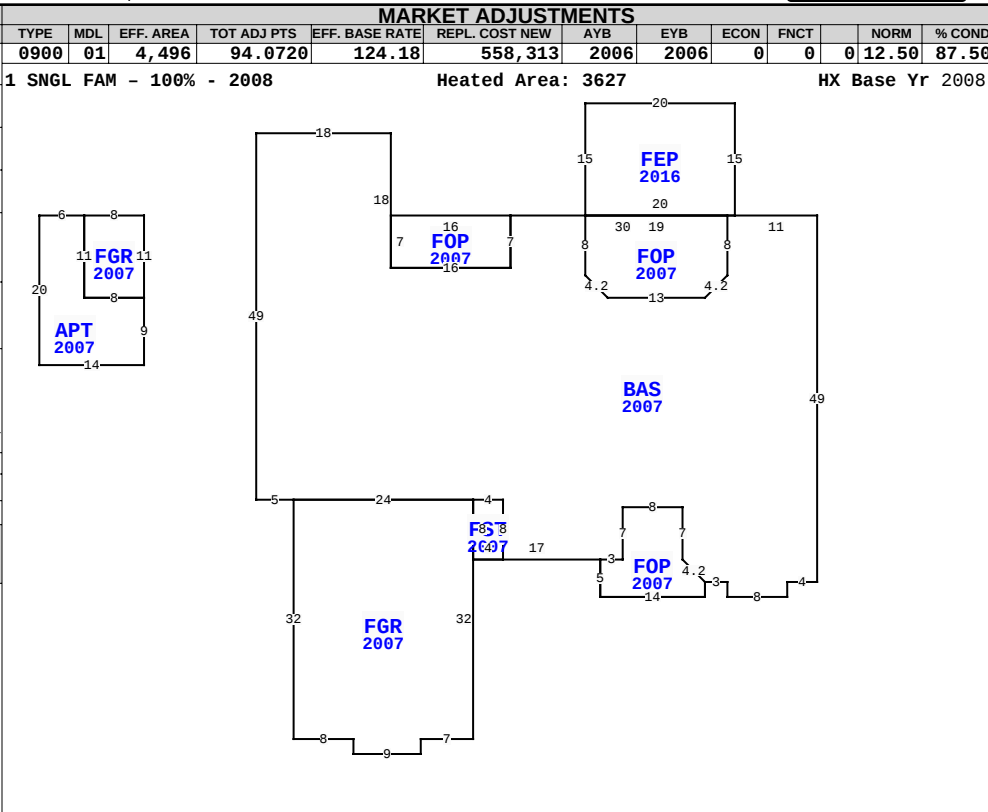
TOTALS	5,267			4,496	488,524
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	2,778.00	SF	4.00	4.00	100	2007	2007	3	87	9,667	
3	1127	BRICK 8"	0	100	10	0	30.00	SF	11.00	11.00	100	2007	2007	3	96	317	
4	1127	BRICK 8"	0	100	13	0	52.00	SF	5.50	5.50	100	2007	2007	3	96	275	
5	0911	SCRN RM A	0	100	26	15	390.00	SF	17.50	17.50	100	2009	2009	3	35	2,389	
6	0940	SHEDS/PORT	0	100	10	10	100.00	SF	19.50	19.50	100	2008	2008	3	31	605	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							



BLD DATE	09/28/2007	DJ	LGL DATE	
XF DATE			LAND DATE	04/04/2024
INC DATE			AG DATE	MLU

55410 LITTLE BROOK DR, CALLAHAN

TOTAL OB/XF																	16,403
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		488,524
TOTAL MARKET OB/XF VALUE		16,403
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		559,927
SOH/AGL Deduction		304,488
ASSESSED VALUE		255,439
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,717
TOTAL JUST VALUE		559,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632492	ADDITION	38,301	06/01/2016
B22396	ADDITION	9,636	04/01/2009
M11174	MECH OTHER	0	03/01/2006
C17000	CO ISSUED	0	01/01/2006
C17000	CO ISSUED	228,846	01/01/2006
C17001	CO ISSUED	15,000	01/01/2006

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD SALE PRICE
2714/662	5/20/2024	WD U I 11	100
GRANTOR: PARKER ANTHONY JR & R			
GRANTEE: PARKER ANTHONY & RA			
1737/0870	4/26/2011	WD U I 14	100
GRANTOR: PARKER ANTHONY J JR &			
GRANTEE: PARKER ANTHONY J JR			

BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=2007] W8 APT=[YR=2007] W6 S20 E14 N9 W8 N11 \$ S11 E8 N11 \$ PTR= E90 BAS=[YR=2007] W11 FEP=[YR=2016] N15 W20 S15 FOP=[YR=2007] S8 R3 D3 E13 U3 R3 N8 W19\$E20\$W30 FOP=[YR=2007] W16 S7 E16 N7 \$ S7 W16 N18 W18 S49 E5 FGR=[YR=2007] S32 E8 S2 E9 N2 E7 N32 W24 \$ E24 FST=[YR=2007] E4 S8 W4 N8 \$ S8 E17 FOP=[YR=2007] S5 E14 N2 U3 L3 N7 W8 S7 W3 \$ S5 E14 N2 E3 S2 E8 N2 E4 N49 \$ W90\$.			