BLOCK 13 LOT 19
IN OR 1269/672
CONSERV ESMT PT OR 929/824

HAYES STEVEN L
55354 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

**2025**

**46-2N-25-197D-0013-0190**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

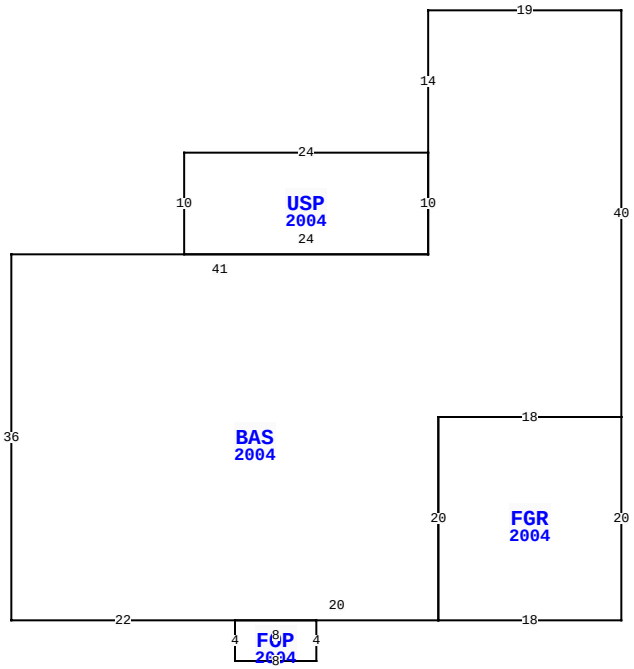
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 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 | 2,256 | 100 | 2004 | 2,256 | 279,424 |
| FGR | 360 | 55 | 2004 | 198 | 24,524 |
| FOP | 32 | 30 | 2004 | 10 | 1,238 |
| USP | 240 | 30 | 2004 | 72 | 8,918 |
| TOTALS | 2,888 | | | 2,536 | 314,104 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,536 | 104.2560 | 137.62 | 349,004 | 2004 | 2004 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM – 100% - 2005 Heated Area: 2256 HX Base Yr 2005




55354 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 | | 314,104 |
| TOTAL MARKET OB/XF VALUE | | 4,571 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 373,675 |
| SOH/AGL Deduction | | 203,338 |
| ASSESSED VALUE | | 170,337 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 119,615 |
| TOTAL JUST VALUE | | 373,675 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 358,749 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B12094 | XFOB | 3,000 | 12/01/2003 |
| B11841 | NEW CONSTR | 161,106 | 10/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1269/0672 | 10/27/2004 | WD | Q | I | | 192,000 |
| GRANTOR: TOWNSEND CHARLES EDMU | | | | | | |
| GRANTEE: HAYES STEVEN L | | | | | | |
| 1223/0304 | 4/16/2004 | WD | Q | I | | 172,600 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: TOWNSEND CHARLES E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W19 S14 USP=[YR=2004] W24 S10 E24 N10$ S10 W41 S36 E22 FOP=[YR=2004] S4 E8 N4 W8$ E20 FGR=[YR=2004] E18 N20 W18 S20$ N20 E18 N40$ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,140.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 83 | 3,785 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 12 | 192.00 | SF | 19.50 | 19.50 | 100 | 2004 | 2004 | 3 | 21 | 786 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,571

| 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 | | 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