BLOCK 13 LOT 22
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

PERRY LISA LYNNE
55268 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

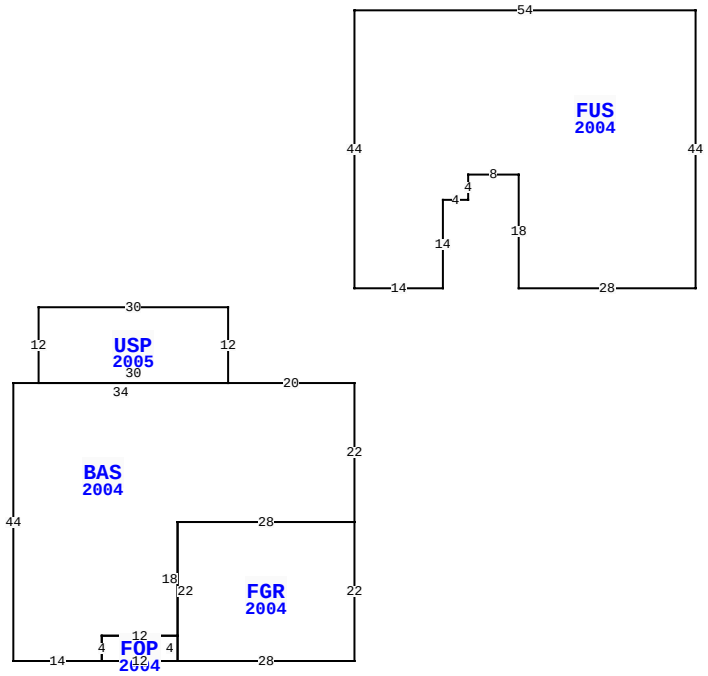
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
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	1,712	100	2004	1,712	194,187
FGR	616	55	2004	339	38,452
FOP	48	30	2004	14	1,588
FUS	2,176	100	2004	2,176	246,817
USP	360	30	2005	108	12,250
TOTALS	4,912			4,349	493,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,349	95.4800	126.03	548,104	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2005 Heated Area: 3888 HX Base Yr 2005



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

55268 LITTLE BROOK DR, CALLAHAN

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		493,294
TOTAL MARKET OB/XF VALUE		5,989
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		554,283
SOH/AGL Deduction		361,494
ASSESSED VALUE		192,789
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,067
TOTAL JUST VALUE		554,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12210	NEW CONSTR	279,396	01/01/2004
B5776	REPAIR/RRF	8,000	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1540	10/04/2023	QC	U	I	11	100
GRANTOR: PERRY MARY J						
GRANTEE: PERRY LISA LYNNE						
1259/1562	9/16/2004	WD	Q	I		218,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: PERRY MARK J & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 USP=[YR=2005] N12 W30 S12 E30$ W34 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22$ N4 W12 S4$ N4 E12 N18E28 N22$ PTR=N15 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14$ S15$.

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	1,804.00	SF	4.00	4.00	100	2004	2004	3	83	5,989	

LAND DESCRIPTION

TOTAL OB/XF 5,989

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	0006	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