



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	1,228	100	2005	1,228	156,961
FGR	496	55	2005	273	34,895
FOP	180	30	2005	54	6,902
FSP	180	40	2016	72	9,203
FUS	1,342	100	2005	1,342	171,532
TOTALS	3,426			2,969	379,494

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,239.00	SF	4.00
3	0911	SCRN RM A	0	100	18	6	108.00	SF	17.50

1 SNGL FAM - 100% - 2018

Heated Area: 2570

HX Base Yr 2018

54843 SPRING LAKE DR, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/04/2024 MLU

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,239.00	SF	4.00
3	0911	SCRN RM A	0	100	18	6	108.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0006	RSF-1	0.00	0.00	1.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,239.00	SF	4.00
3	0911	SCRN RM A	0	100	18	6	108.00	SF	17.50

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					379,494				
TOTAL MARKET OB/XF VALUE					7,659				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					442,153				
SOH/AGL Deduction					188,716				
ASSESSED VALUE					253,437				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					202,715				
TOTAL JUST VALUE					442,153				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					424,171				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09275	MECH OTHER	0	02/01/2005
E0514267	ELEC OTHER	2,000	02/01/2005
P08882	OTHER	2,000	02/01/2005
B14294	NEW CONSTR	176,466	12/29/2004
R7043	REPAIR/RRF	1,500	12/29/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2076/0297	10/03/2016	WD	Q	I	01	258,500			
GRANTOR: JOHNSON MICHAEL R									
GRANTEE: DOMONDON ROBERT P &									
1381/0918	1/12/2006	QC	U	I	07	100			
GRANTOR: DUGGAN MITCHELL									
GRANTEE: JOHNSON MICHAEL R									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2016] W18 S10 BAS=[YR=2005] W2 N2 W8 S2 W26 S12									
FGR=[YR=2005] S23 E20 N8 E4 N12 W8 N3 W16\$ E16 S3 E8 S15									
FOP=[YR=2005] S6 E30 N6 W30\$ E30 N30 W18\$ E18 N10\$ PTR=N20									
FUS=[YR=2005] N9 W4 N27 E36 S15 E4 S4 E10 N4 E4 S16 W12 N7 W6 S7 W12 N3 W8 S8 W12\$ S20\$.									