BLOCK 13 LOT 28
IN OR 1197/819
CONSERV ESMT OR 929/824

**HESS JOHN & NANCY**
54863 SPRING LAKE DRIVE
CALLAHAN, FL 32011

**2025**

**46-2N-25-197D-0013-0280**

## BUILDING CHARACTERISTICS

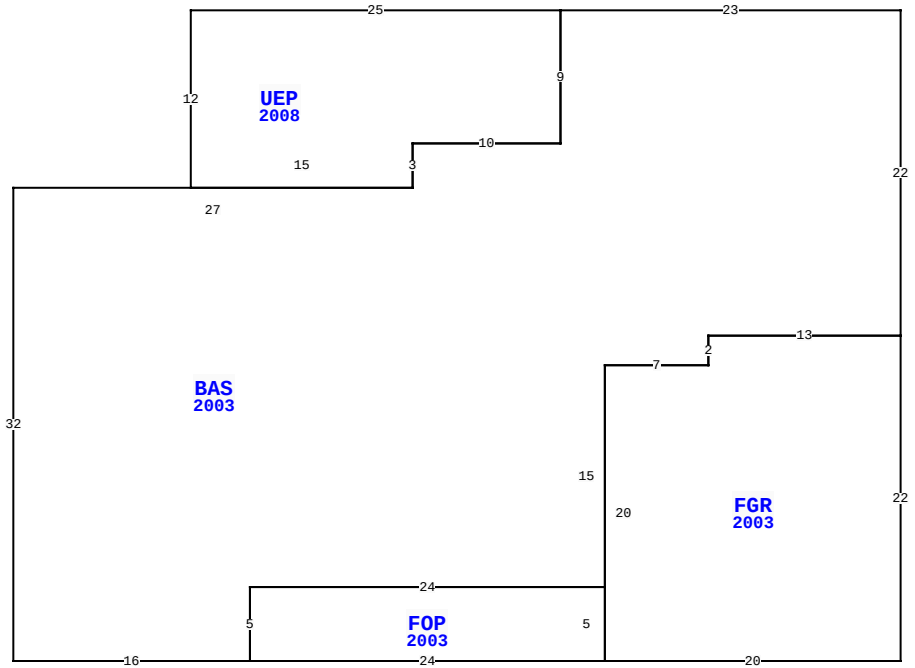
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 1,680 | 100 | 2003 | 1,680 | 215,920 |
| FGR | 426 | 55 | 2003 | 234 | 30,074 |
| FOP | 120 | 30 | 2003 | 36 | 4,627 |
| UEP | 270 | 60 | 2008 | 162 | 20,820 |
| TOTALS | 2,496 | | | 2,112 | 271,443 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,112 | 108.5840 | 143.33 | 302,713 | 2003 | 2003 | 0 | 0 | 0 | 10.33 | 89.67 |

1 SNGL FAM – 100% - 2004 Heated Area: 1680 HX Base Yr 2004




54863 SPRING LAKE DR, CALLAHAN

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

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 271,443 |
| TOTAL MARKET OB/XF VALUE | | 10,800 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 337,243 |
| SOH/AGL Deduction | | 178,189 |
| ASSESSED VALUE | | 159,054 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 108,332 |
| TOTAL JUST VALUE | | 337,243 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 324,475 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B21357 | REMODEL | 2,152 | 04/01/2008 |
| E20390 | ELEC OTHER | 515 | 01/01/2008 |
| B20818 | SUNROOM | 19,374 | 12/01/2007 |
| B11366 | NEW CONSTR | 126,633 | 07/01/2003 |
| R5226 | REPAIR/RRF | 3,500 | 07/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1197/0819 | 12/23/2003 | WD | Q | I | | 164,500 |
| GRANTOR: HALLMARK HOMES INC | | | | | | |
| GRANTEE: HESS JOHN & NANCY | | | | | | |
| 1138/1475 | 5/20/2003 | WD | U | V | 19 | 28,100 |
| GRANTOR: BKS INC | | | | | | |
| GRANTEE: HALLMARK HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W23 UEP=[YR=2008] W25 S12 E15 N3 E10 N9$ S9 W10 S3 W27 S32 E16 FOP=[YR=2003] E24 FGR=[YR=2003] E20 N22 W13 S2 W7 S20$ N5 W24 S5$ N5 E24 N15 E7 N2 E13 N22$ .

## 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 | 2003 | 2003 | 3 | 86 | 3,010 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,790.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 82 | 5,871 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 197.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 1,127 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 0 | 0 | 48.00 | SF | 30.00 | 30.00 | 100 | 2013 | 2013 | 3 | 55 | 792 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,800

| 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 | 000134 | C | RES POND | 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 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