BLOCK 14 LOT 1
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

BROWN-ROBINSON TERIA/ROBINSON MAURICE
54686 SPRING LAKE DR
CALLAHAN, FL 32011

2025

46-2N-25-197D-0014-0010

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	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD4 Adjustme	04	. 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

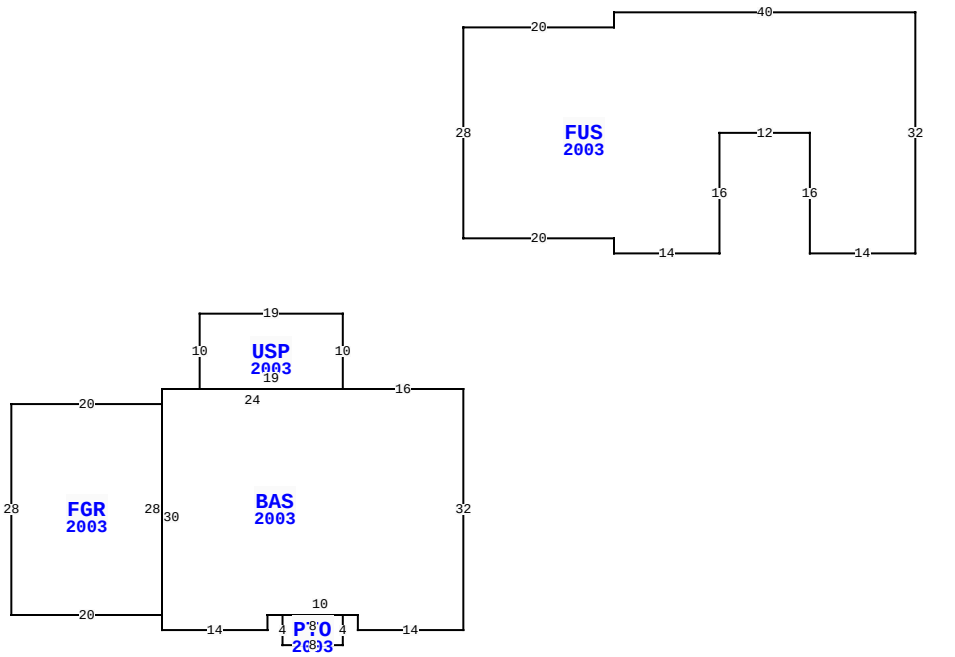
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	2003	1,256	128,956
FGR	560	55	2003	308	31,623
FUS	1,648	100	2003	1,648	169,204
PTO	32	5	2003	2	205
USP	190	30	2003	57	5,852
TOTALS	3,686			3,271	335,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,271	84.5480	111.60	365,044	2003	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2023 Heated Area: 2904 HX Base Yr 2023



54686 SPRING LAKE 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		335,840
TOTAL MARKET OB/XF VALUE		3,982
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		394,822
SOH/AGL Deduction		112,873
ASSESSED VALUE		281,949
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,227
TOTAL JUST VALUE		394,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-11038	REROOF	16,250	08/01/2023
B12091	XFOB	3,000	12/01/2003
B11461	NEW CONSTR	212,637	07/01/2003
R5285	NEW CONSTR	8,000	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/1970	2/22/2022	WD	Q	I	01	350,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BROWN-ROBINSON TERI						
2467/1455	5/20/2021	WD	Q	I	01	316,900
GRANTOR: KINARD WILLIAM H & AN						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2003;ORIG=0,-20] N28 E20 N2 E40 S32 W14 N16 W12 S16 W14 N2 W20 $
BAS=[YR=2003;ORIG=0,0] W16 W24 S2 S30 E14 N2 E2 E10 S2 E14 N32 $
FGR=[YR=2003;ORIG=-40,2] W20 S28 E20 N28 $
USP=[YR=2003;ORIG=-16,0] N10 W19 S10 E19 $
PTO=[YR=2003;ORIG=-24,30] S4 E8 N4 W8 $
PTR=[ORIG=0,0] N20 S20 $
.

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	1,214.00	SF	4.00	4.00	100	2003	2003	3	82	3,982	

LAND DESCRIPTION

TOTAL OB/XF 3,982

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 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