

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	50
Interior Wall	08	DECORATIVE	50
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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
BAS	3,195	100	2001
FGR	974	55	2001
FOP	30	30	2001
FOP	324	30	2001
UUS	351	50	2001
TOTALS	4,874		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	4,013	109.5600	144.62	580,360	2001	2006	0	0	0	13.50	86.50	
1 SNGL FAM - 100% - 2021 Heated Area: 3195 HX Base Yr													
TOTALS		4,013	502,011										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	502,011		
TOTAL MARKET OB/XF VALUE	54,736		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	611,747		
SOH/AGL Deduction	10,963		
ASSESSED VALUE	600,784		
TOTAL EXEMPTION VALUE	13	600,784	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	611,747		
NCON VALUE	12,834		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	577,695		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012341	REPAIR/RRF	20,214	09/15/2021
M015105	H/AC	0	06/01/2001
B0108215	NEW CONSTR	175,000	04/01/2001
P014673	NEW CONSTR	0	04/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1642/0513	9/16/2009	WD	U	I	12	260,000
GRANTOR: HSBC BANK USA						
GRANTEE: JONES EARL R JR						
1630/1760	7/20/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: HSBC BANK USA NATL						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0812	CONCRETE C	0 100	0 0	4,282.00
2	0500	FP-PRE FAB	0 100	0 0	1.00
3	0861	POOL GUNIT	0 100	36 15	540.00
4	0871	POOL HTR R	0 100	0 0	1.00
5	0845	KOOL DECK	0 100	0 0	885.00
6	0911	SCRN RM A	0 100	47 31	1,457.00
7	0810	CONCRETE A	0 100	12 10	120.00
8	0100	BAR-B-Q	0 100	0 0	2.00
9	1127	BRICK 8"	0 100	8 4	32.00
10	0825	BRICK	0 100	103 1	103.00

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0812	CONCRETE C	0 100	0 0	4,282.00	SF	4.00	4.00	100	2001	2001	3	79
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84
3	0861	POOL GUNIT	0 100	36 15	540.00	SF	85.00	85.00	100	2002	2002	3	27
4	0871	POOL HTR R	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	20
5	0845	KOOL DECK	0 100	0 0	885.00	SF	7.25	7.25	100	2002	2002	3	80
6	0911	SCRN RM A	0 100	47 31	1,457.00	SF	17.50	17.50	100	2002	2002	3	20
7	0810	CONCRETE A	0 100	12 10	120.00	SF	6.50	6.50	100	2002	2002	3	80
8	0100	BAR-B-Q	0 100	0 0	2.00	UT	600.00	600.00	100	2002	2002	3	20
9	1127	BRICK 8"	0 100	8 4	32.00	SF	11.00	11.00	100	2002	2002	3	94
10	0825	BRICK	0 100	103 1	103.00	SF	12.50	12.50	100	2002	2002	3	94
TOTALS													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2001] W2 N2 W2 N1 W8 S1 W2 S2 W2 FOP=[YR=2001] W31 S15 E10 N5 E3 N2 E18 N8 \$ S8 W18 S2 W3 S5 W10 N26 W18 S50 FGR=[YR=2001] S52 E19 N50 W7 N2 W12 \$ E12 S2 E7 S12 E8 S3 E15 FOP=[YR=2001] S2 E6 N5 W6 S3 \$ N3 E6 S3 E17 N56 \$ PTR=E15 UUS=[YR=2001] E27 S13 W27 N13 \$ W15 \$ .													

BLOCK 14 LOT 30  
 IN OR 1642/513  
 SPRING LAKE EST 4 REPLAT

JONES EARL R JR  
 55362 BEAR RUN RD  
 CALLAHAN, FL 32011

**2025**

46-2N-25-197D-0014-0300  


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
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11	0351	CARPORT MT	0 100	46	30	1,380.00	SF	10.00	10.00	100	2025	2022		93	12,834																									

LAND DESCRIPTION										TOTAL OB/XF														
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