

BLOCK 15 LOT 2
IN OR 1901/1057
SPRING LAKE EST 4 REPLAT

GAMBRELL DAVID A & MARY D
54748 SPRING LAKE DR
CALLAHAN, FL 32011

2025

46-2N-25-197D-0015-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

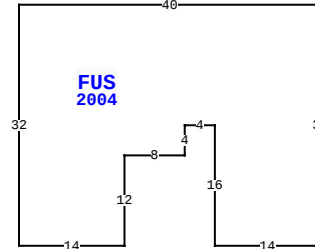
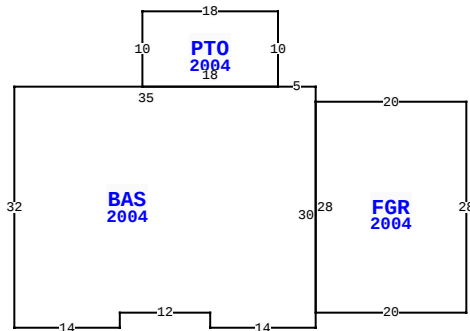
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	2004	1,256	152,298
FGR	560	55	2004	308	37,347
FUS	1,120	100	2004	1,120	135,808
PTO	180	5	2004	9	1,091
TOTALS	3,116			2,693	326,544

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,277.00	SF	4.00
2	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,693	101.9520	134.58	362,424	2004	2004	0	0	9.90	90.10
1 SNGL FAM - 100% - 2021						Heated Area: 2376			HX Base Yr 2021		



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 6								Tax Dist:	
BUILDING MARKET VALUE								326,544	
TOTAL MARKET OB/XF VALUE								22,470	
TOTAL LAND VALUE - MARKET								55,000	
TOTAL MARKET VALUE								404,014	
SOH/AGL Deduction								262,719	
ASSESSED VALUE								141,295	
TOTAL EXEMPTION VALUE								55,722	
BASE TAXABLE VALUE								85,573	
TOTAL JUST VALUE								404,014	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								320,697	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429269	GARAGE	30,586	09/01/2014
E11652	NEW CONSTR	1,800	09/03/2003
B11639	NEW CONSTR	173,415	09/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1901/1057	1/21/2014	WD	Q	I	01	165,000
GRANTOR: HERNANDEZ JORGE L & N						
GRANTEE: GAMBRELL DAVID A &						
1213/1248	3/08/2004	WD	Q	I		164,700
GRANTOR: MARONDA HOMES INC						
GRANTEE: HERNANDEZ JORGE L &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2004] W20 BAS=[YR=2004] N2 W5 PTO=[YR=2004] N10 W18 S10 E18\$ W35 S32 E14 N2 E12 S2 E14 N30\$ S28 E20 N28\$ PTR=E20 FUS=[YR=2004] E40 S32 W14 N16 W4 S4 W8 S12 W14 N32\$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00