

BLOCK 15 LOT 3
IN OR 1271/1889
SPRING LAKE EST 4 REPLAT

RAMOS CHARLES I & MARJORIE
54730 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197D-0015-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	2004	1,712	199,380
FGR	616	55	2004	339	39,480
FOP	48	30	2004	14	1,631
FSP	504	40	2006	202	23,525
FUS	2,176	100	2004	2,176	253,417

TOTALS	5,056			4,443	517,432
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,726.00	SF	4.00
2	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00
3	0911	SCRN RM A	0	100	42	32	1,344.00	SF	17.50
4	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	24.00

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

REVIEW DATE	04/04/2024	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,443	98.0320	129.40	574,924	2004	2004	0	0	10.00	90.00
1 SNGL FAM - 100% - 2005											
Heated Area: 3888											
HX Base Yr 2005											

54730 SPRING LAKE DR, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,726.00	SF	4.00	4.00	100	2004	2004	3	83	5,730	
2	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	2006	2006	3	40	18,496	
3	0911	SCRN RM A	0	100	42	32	1,344.00	SF	17.50	17.50	100	2006	2006	3	24	5,645	
4	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2006	2006	3	86	6,880	
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	24.00	24.00	100	2006	2006	3	24	553	

TOTAL OB/XF													37,304	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
06	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00			

Market:	0	Agricultural:	0	Common:	55,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		517,432	
TOTAL MARKET OB/XF VALUE		37,304	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		609,736	
SOH/AGL Deduction		381,780	
ASSESSED VALUE		227,956	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		177,234	
TOTAL JUST VALUE		609,736	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		587,800	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17014	SWIM POOL	54,455	01/01/2006
B12826	NEW CONSTR	279,396	05/01/2004
R6172	REPAIR/RRF	8,000	05/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1271/1889	11/08/2004	WD	Q	I	
GRANTOR: MARONDA HOMES INC					
GRANTEE: RAMOS CHARLES I & M					
1215/0765	3/15/2004	WD	U	V	19
GRANTOR: BKS INC					
GRANTEE: MARONDA HOMES INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W12 FSP=[YR=2006] N12 W42 S12 E42\$ W42 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22\$ N4 W12 S4\$ N4 E12 N18 E28 N22\$ PTR=N20 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14\$ S20\$.									