BLOCK 15 LOT 6
SPRING LAKE EST 4 REPLAT
PB 6/177

BURCH LINDA M/HALL LINDA
55061 LITTLE BROOK DR
CALLAHAN, FL 32011-8541

2025

46-2N-25-197D-0015-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

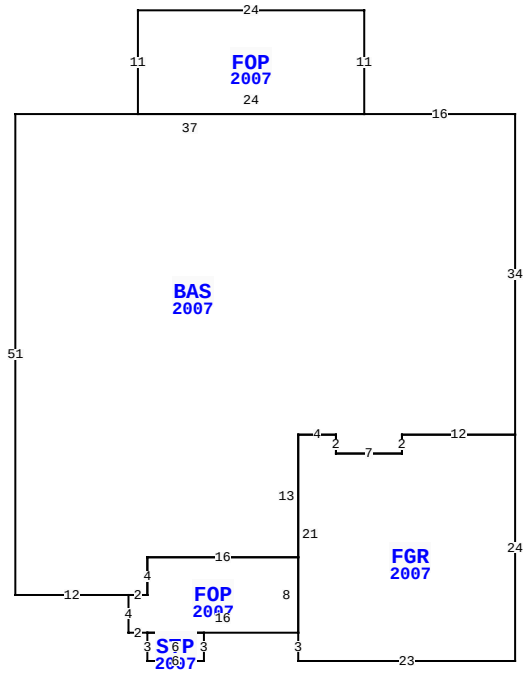
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100	2007	2,262	280,606
FGR	538	55	2007	296	36,719
FOP	136	30	2007	41	5,086
FOP	264	30	2007	79	9,800
STP	18	10	2007	2	248
TOTALS	3,218			2,680	332,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,680	107.7120	142.18	381,042	2007	2007	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2008 Heated Area: 2262 HX Base Yr 2008



55061 LITTLE BROOK DR, CALLAHAN

BLD DATE	09/28/2007 DJ	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		332,459
TOTAL MARKET OB/XF VALUE		11,119
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		398,578
SOH/AGL Deduction		199,876
ASSESSED VALUE		198,702
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		92,980
TOTAL JUST VALUE		398,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18006	ELEC OTHER	2,000	09/01/2006
M12069	MECH OTHER	0	09/01/2006
P11451	OTHER	0	08/01/2006
C18251	CO ISSUED	0	07/01/2006
B18251	NEW CONSTR	224,000	07/01/2006
R09548	REPAIR/RRF	6,000	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/0337	12/13/2021	QC	U	I	11	100
GRANTOR: BURCH LINDA M						
GRANTEE: BURCH LINDA M & LIN						
1070/1608	7/25/2002	WD	Q	V		30,000
GRANTOR: BKS INC						
GRANTEE: BURCH LINDA M & GLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 FOP=[YR=2007] N11 W24 S11 E24$ W37 S51 E12 FOP=[YR=2007] S4 E2 STP=[YR=2007] S3 E6 N3 W6$ E16 FGR=[YR=2007] S3 E23 N24 W12 S2 W7 N2 W4 S21$ N8 W16 S4 W2$ E2 N4 E16 N13 E4 S2 E7 N2 E12 N34 $.

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	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	2,290.00	SF	4.00	4.00	100	2007	2007	3	87	7,969	

LAND DESCRIPTION

TOTAL OB/XF 11,119

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 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