BLOCK 16 LOT 2
IN OR 2055/1385
CONSERV ESMT PT OR 929/824

COLLINS JUSTIN C & LORIE L
55176 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

**2025**

**46-2N-25-197D-0016-0020**

## 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 | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

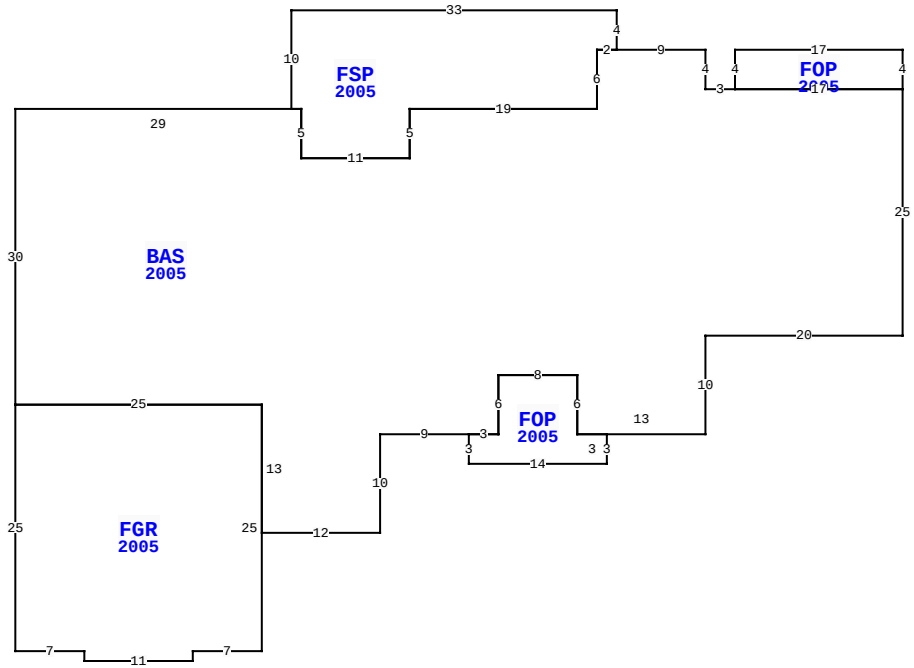
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,818 | 100 | 2005 | 2,818 | 336,005 |
| FGR | 636 | 55 | 2005 | 350 | 41,733 |
| FOP | 68 | 30 | 2005 | 20 | 2,385 |
| FOP | 90 | 30 | 2005 | 27 | 3,219 |
| FSP | 373 | 40 | 2005 | 149 | 17,766 |
| TOTALS | 3,985 | | | 3,364 | 401,108 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,364 | 105.3400 | 139.05 | 467,764 | 2005 | 2005 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SNGL FAM – 100% - 2017 Heated Area: 2818 HX Base Yr 2017




55176 LITTLE BROOK 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 | | 401,108 |
| TOTAL MARKET OB/XF VALUE | | 9,424 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 465,532 |
| SOH/AGL Deduction | | 192,854 |
| ASSESSED VALUE | | 272,678 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 221,956 |
| TOTAL JUST VALUE | | 465,532 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 447,781 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M09289 | MECH OTHER | 0 | 02/01/2005 |
| E0514162 | ELEC OTHER | 8,500 | 02/01/2005 |
| B13997 | NEW CONSTR | 218,000 | 11/01/2004 |
| R6849 | REPAIR/RRF | 4,300 | 11/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2055/1385 | 6/28/2016 | WD | Q | I | 01 | 250,000 |
| GRANTOR: MITCHELL TAMMY D & ST | | | | | | |
| GRANTEE: COLLINS JUSTIN C & | | | | | | |
| 1115/1750 | 2/25/2003 | WD | Q | V | | 28,800 |
| GRANTOR: BKS INC | | | | | | |
| GRANTEE: MITCHELL TAMMY D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2005] W17 S4 BAS=[YR=2005] W3 N4 W9 FSP=[YR=2005] N4 W33 S10 E1 S5 E11 N5 E19 N6 E2$ W2 S6 W19 S5 W11 N5 W29 S30 FGR=[YR=2005] S25 E7 S1 E11 N1 E7 N25 W25$ E25 S13 E12 N10 E9 FOP=[YR=2005] S3 E14 N3 W3 N6 W8 S6 W3$ E3 N6 E8 S6 E13 N10 E20 N25 W17$ E17 N4$ .

## 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 | 2005 | 2005 | 3 | 88 | 3,080 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,888.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 84 | 6,344 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,424

| 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