

BLOCK 16 LOT 3
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

PHILBIN CHRISTOPHER A & TRACY
55148 LITTLE BROOK DR
CALLAHAN, FL 32011

2025

46-2N-25-197D-0016-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	21	STONE 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4.5	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	1,712	100	2004	1,712	215,966
FGR	616	55	2004	339	42,764
FOP	48	30	2004	14	1,766
FUS	2,176	100	2004	2,176	274,498
UOP	888	20	2021	178	22,454
TOTALS	5,440			4,419	557,447

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,769.00	SF	4.00
2	0861	POOL GUNIT	0	100	0	0	411.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	897.00	SF	10.00
4	0510	GARAGE WD-	0	100	30	12	360.00	SF	35.00
5	0811	CONCRETE B	0	100	40	25	1,000.00	SF	5.20
6	0462	ST/AL FNC	0	100	0	0	136.00	SF	10.00
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
8	1123	CB 8"	0	100	40	0	80.00	SF	6.15

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
0900	01	4,419	105.6000	139.39	615,964	2004	2005	0	0
1 SNGL FAM - 100% - 2021									
Heated Area: 3888									
HX Base Yr 2021									
55148 LITTLE BROOK DR, CALLAHAN									

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		557,447	
TOTAL MARKET OB/XF VALUE		40,556	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		653,003	
SOH/AGL Deduction		310,519	
ASSESSED VALUE		342,484	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		291,762	
TOTAL JUST VALUE		653,003	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		482,732	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011131	REPAIR/RRF	15,819	08/23/2021
21003747	ADDITION	22,838	03/26/2021
B1428841	REPAIR/RRF	7,051	04/01/2014
B19368	SWIM POOL	33,500	01/01/2007
B12612	NEW CONSTR	279,396	04/01/2004
R6017	REPAIR/RRF	8,000	04/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2340/0590	2/14/2020	WD	Q	I	02
GRANTOR: LACROSS BRIAN C & KAT					
GRANTEE: PHILBIN CHRISTOPHER					
1896/0698	12/23/2013	WD	Q	I	02
GRANTOR: GEORGE KEITH R & MONI					
GRANTEE: LACROSS BRIAN C & K					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W2 UOP=[YR=2021] N12 W5 N6 W46 S18 E51\$ W52 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\$.									