BLOCK 16 LOT 4
IN OR 1236/631
CONSERV ESMT PT OR 929/824

LONAS ROBERT E III/SMITH ROLANDA NOELLE
55128 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197D-0016-0040

BUILDING CHARACTERISTICS

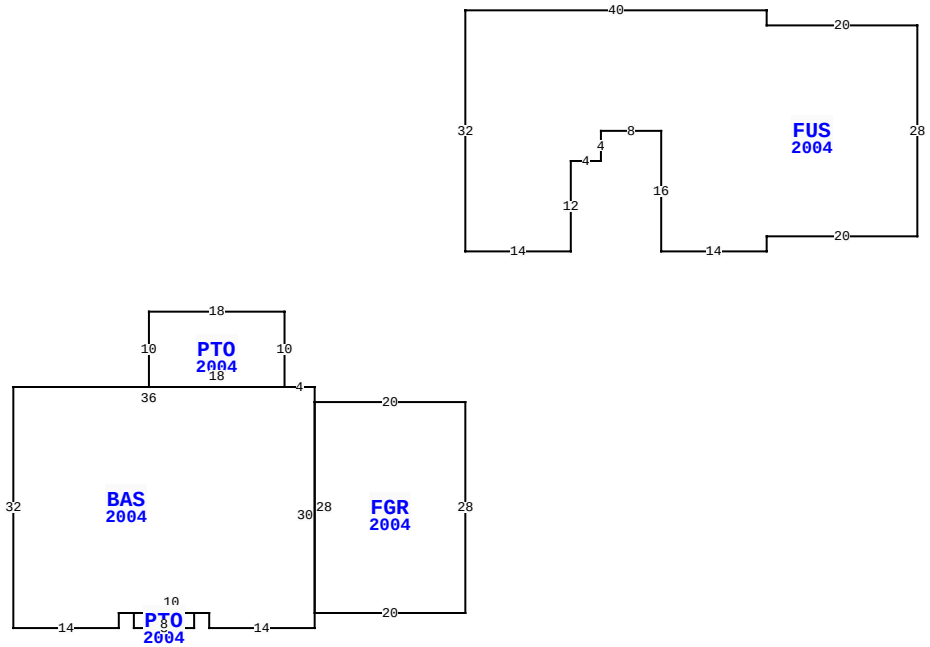
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	143,786
FGR	560	55	2004	308	35,259
FUS	1,664	100	2004	1,664	190,494
PTO	16	5	2004	1	114
PTO	180	5	2004	9	1,030
TOTALS	3,676			3,238	370,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,238	96.2320	127.03	411,323	2004	2004	0	0	0	9.88	90.12

1 SNGL FAM – 100% - 2005 Heated Area: 2920 HX Base Yr 2005



55128 LITTLE BROOK DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		370,684
TOTAL MARKET OB/XF VALUE		6,793
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		432,477
SOH/AGL Deduction		248,617
ASSESSED VALUE		183,860
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,138
TOTAL JUST VALUE		432,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12086	NEW CONSTR	210,837	12/01/2003
M7721	H/AC	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1236/0631	6/08/2004	WD	Q	I		174,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: LONAS ROBERT E III						
1176/0863	9/30/2003	WD	U	V	19	261,000
GRANTOR: BKS INC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W20 BAS=[YR=2004] N2 W4 PTO=[YR=2004] N10 W18 S10 E18$ W36 S32 E14 N2 E2 PTO=[YR=2004] S2 E8 N2 W8$ E10 S2 E14 N30$ S28 E20 N28$ PTR=N20 FUS=[YR=2004] N32 E40 S2 E20 S28 W20 S2 W14 N16 W8 S4 W4 S12 W14$ S20$.

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	0812	CONCRETE C	0	100	0	0	2,046.00	SF	4.00	4.00	100	2004	2004	3	83	6,793	

LAND DESCRIPTION

TOTAL OB/XF 6,793

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