BLOCK 16 LOT 6
IN OR 1784/1615
CONSERV ESMT PT OR 929/824

ALEXANDER ROGER & REBECCA
55072 LITTLE BROOK DR
CALLAHAN, FL 32011

2025

46-2N-25-197D-0016-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

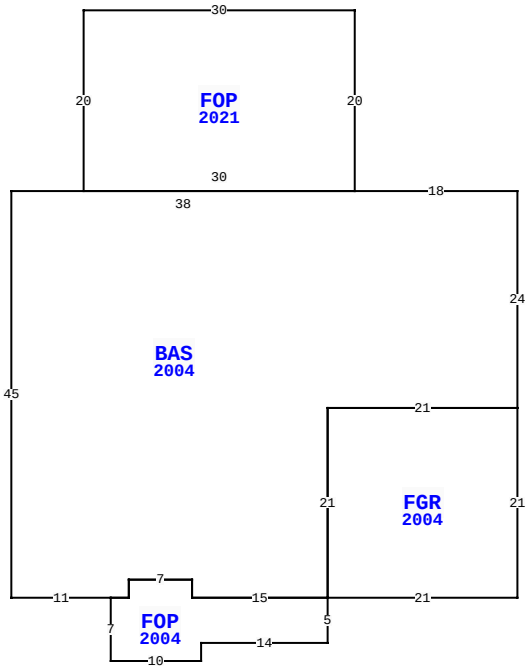
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,065	100	2004	2,065	259,974
FGR	441	55	2004	243	30,592
FOP	154	30	2004	46	5,791
FOP	600	30	2021	180	22,661
TOTALS	3,260			2,534	319,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,534	102.7200	135.59	343,585	2004	2009	0	0	0	7.15	92.85

1 SNGL FAM – 0% - 0 Heated Area: 2065 HX Base Yr



55072 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	319,019
TOTAL MARKET OB/XF VALUE	8,794
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	382,813
SOH/AGL Deduction	27,965
ASSESSED VALUE	354,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,848
TOTAL JUST VALUE	382,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004399	ADDITION	14,640	04/09/2021
B1703330	REPAIR/RRF	12,500	05/01/2017
M7693	H/AC	0	12/09/2003
B11913	NEW CONSTR	152,267	11/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1784/1615	3/14/2012	WD	Q	I	01	138,000
GRANTOR: GRANT KENNETH W & DIA						
GRANTEE: ALEXANDER ROGER & R						
1225/1262	4/27/2004	WD	Q	I		175,300
GRANTOR: HALLMARK HOMES INC						
GRANTEE: GRANT KENNETH W & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2021] N20 W30 S20 E30$ W38 S45 E11 FOP=[YR=2004] S7 E10 N2 E14 N5 W15 N2 W7 S2 W2$ E2 N2 E7 S2 E15 FGR=[YR=2004] E21 N21 W21 S21$ N21 E21 N24$.

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	0	0	0	1,605.00	SF	4.00	4.00	100	2004	2004	3	83	5,329	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 8,794

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	0	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 10/21/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS