BLOCK 16 LOT 7
IN OR 2701/555
CONSERV ESMT PT OR 929/824

ORTIZ ANGEL MANUEL JR & MONICA SIRI
55046 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197D-0016-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

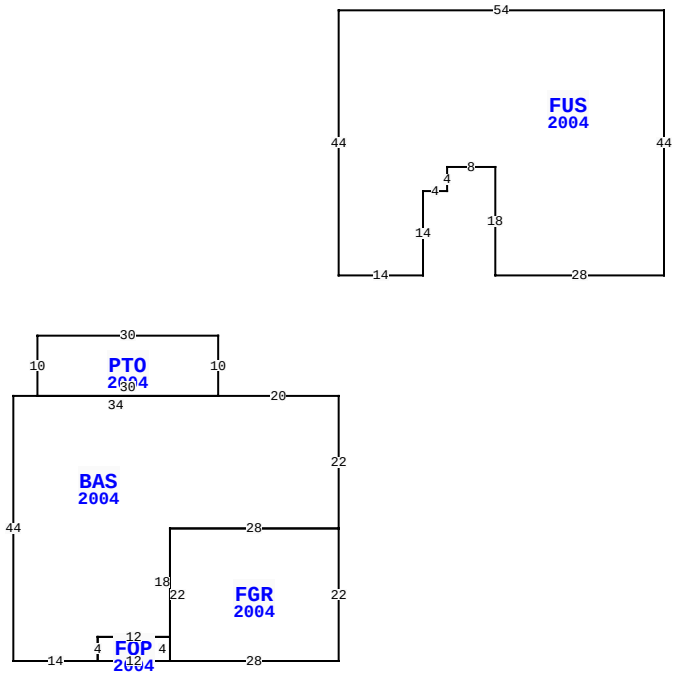
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	156,463
FGR	616	55	2004	339	30,982
FOP	48	30	2004	14	1,280
FUS	2,176	100	2004	2,176	198,869
PTO	300	5	2004	15	1,371
TOTALS	4,852			4,256	388,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0900	01	4,256	98.9120	130.56	555,663	2004	2004	0	0	20	10.00	70.00

1 SNGL FAM – 100% - 2025 Heated Area: 3888 HX Base Yr 2025



55046 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		388,964
TOTAL MARKET OB/XF VALUE		5,810
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		416,774
SOH/AGL Deduction		0
ASSESSED VALUE		416,774
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		366,052
TOTAL JUST VALUE		416,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002863	REPAIR/RRF	14,402	04/01/2019
18008573	REPAIR/RRF	9,996	10/01/2018
B13120	NEW CONSTR	279,396	06/01/2004
R6356	REPAIR/RRF	8,000	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2701/555	3/13/2024	WD	Q	I	01	475,000
GRANTOR: HARTLEY SHANNON R &						
GRANTEE: ORTIZ ANGEL MANUEL						
1296/1825	2/22/2005	WD	U	I	07	100
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: HARTLEY ELEANOR L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 PTO=[YR=2004] N10 W30 S10 E30$W34 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22$ N4 W12 S4$ N4 E12 N18 E28 N22$ PTR=N20 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14$ S20$.

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	1,750.00	SF	4.00	4.00	100	2004	2004	3	83	5,810	

LAND DESCRIPTION

TOTAL OB/XF 5,810

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	0.40	55,000.00	22,000.00	22,000							

REVIEW DATE 06/12/2019 BY KB Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 07/30/2025 BY SYS