BLOCK 1 LOT 2
IN OR 1809/695
SPRING LAKE EST #1 PB 5/183

FERKEL JEFF A & CYNTHIA L
54296 SPRING LAKE DR
CALLAHAN, FL 32011

2026

46-2N-25-197A-0001-0020

BUILDING CHARACTERISTICS

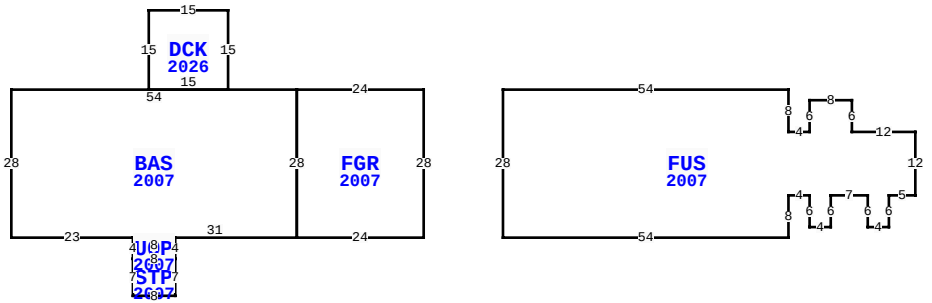
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,512	100	2007	1,512	147,728
DCK	225	10	2026	22	2,149
FGR	672	55	2007	370	36,151
FUS	1,896	100	2007	1,896	185,246
STP	56	10	2007	6	587
UOP	32	20	2007	6	587
TOTALS	4,393			3,812	372,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	3,812	112.4010	106.78	407,045	2007	2007	0	0	0	8.50	91.50

1 SFR MODULR 100% - 2025 Heated Area: 3408 HX Base Yr



54296 SPRING LAKE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

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
2	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2025	2020	03	82	8,856	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		372,446
TOTAL MARKET OB/XF VALUE		8,856
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		446,302
SOH/AGL Deduction		7,828
ASSESSED VALUE		438,474
TOTAL EXEMPTION VALUE	13	438,474
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		446,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013129	REPAIR/RRF	15,905	09/28/2021
P12345	OTHER	0	05/01/2007
M12238	MECH OTHER	0	11/01/2006
E17788	TEMP POLE	0	08/01/2006
C16743	CO ISSUED	0	12/01/2005
B16743	NEW CONSTR	325,941	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1809/0695	8/16/2012	WD	Q	I	02	207,500
GRANTOR: EVERBANK						
GRANTEE: FERKEL JEFF A & CYN						
1702/0679	10/01/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: EVERBANK						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2007;ORIG=15,0] E54 S8 E4 N6 E8 S6 E12 S12 W5 S6 W4 N6 W7 S6 W4 N6 W4 S8 W54 N28 $
BAS=[YR=2007;ORIG=-24,0] W54 S28 E23 E31 N28 $
FGR=[YR=2007;ORIG=0,0] W24 S28 E24 N28 $
STP=[YR=2007;ORIG=-55,32] S7 E8 N7 W8 $
UOP=[YR=2007;ORIG=-55,28] S4 E8 N4 W8 $
PTR=[ORIG=0,0] E15 W15 $
DCK=[YR=2026;ORIG=-52,-15] E15 S15 W15 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,856

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	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS