BLOCK 3 LOT 3
SPRING LAKE EST #1 PB 5/183

POULIN GEOFFREY SR & CHRISTINE
54396 SPRING LAKE DR
CALLAHAN, FL 32011

2026

46-2N-25-197A-0003-0030

BUILDING CHARACTERISTICS

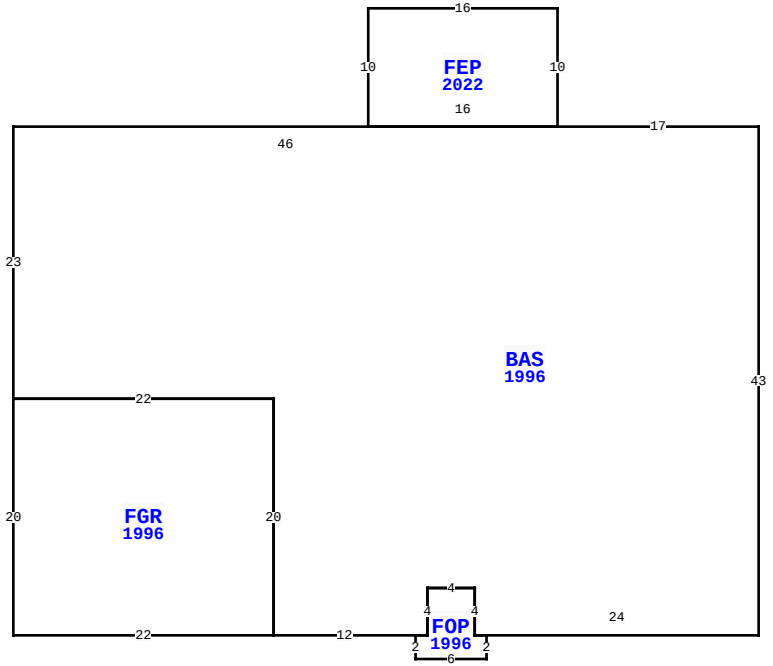
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,253	100	1996	2,253	267,002
FEP	160	80	2022	128	15,170
FGR	440	55	1996	242	28,679
FOP	28	30	1996	8	948
TOTALS	2,881			2,631	311,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,631	108.9600	151.45	398,465	1996	1996	0	0	0	21.75	78.25

1 SNGL FAM 100% - 2023 Heated Area: 2253 HX Base Yr 2023



54396 SPRING LAKE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	341,280
TOTAL MARKET OB/XF VALUE	46,300
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	452,580
SOH/AGL Deduction	145,994
ASSESSED VALUE	306,586
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	255,175
TOTAL JUST VALUE	452,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2301050	GARAGE	83,764	01/25/2023
B17412	SWIM POOL	38,620	03/01/2006
E963015	NEW CONSTR	0	08/01/1996
M96-1828	H/AC	0	08/01/1996
P96-1661	NEW CONSTR	0	08/01/1996
B963150	NEW CONSTR	90,000	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0897	9/26/2022	WD	Q	I	01	560,000
GRANTOR: NOBLES JOHN C & MARY						
GRANTEE: POULIN GEOFFREY A S						
2111/1592	3/02/2017	WD	Q	I	01	290,000
GRANTOR: WRIGHT MATTHEW & JENN						
GRANTEE: NOBLES JOHN C & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W17 FEP=[YR=2022] N10 W16 S10 E16$ W46 S23 FGR=[YR=1996] S20 E22 N20 W22$ E22 S20 E12 FOP=[YR=1996] S2 E6 N2 W1 N4 W4 S4 W1$ E1 N4 E4 S4 E24 N43$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
4	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1996	1996	3	76	3,800	

LAND DESCRIPTION

TOTAL OB/XF 46,300

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 08/01/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS

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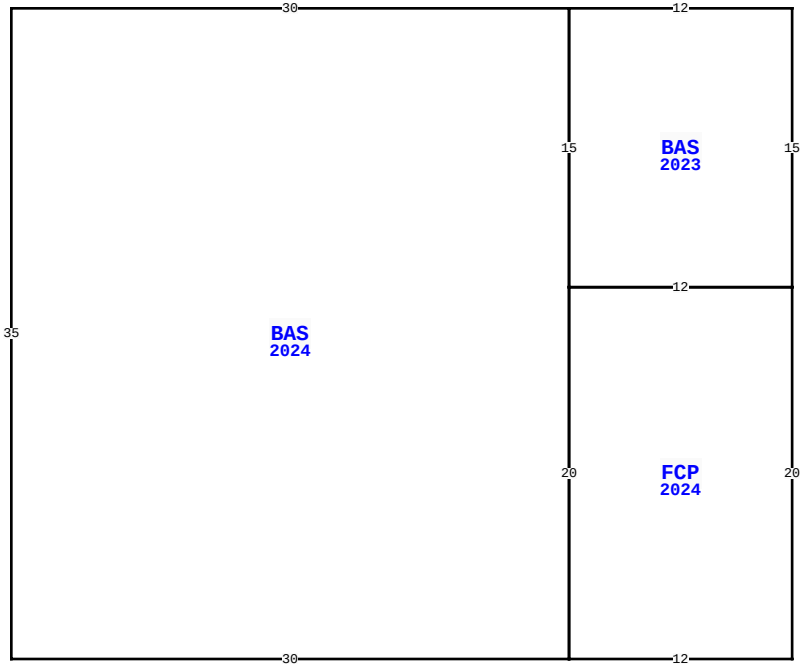
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	180	100	2023	180	4,114
BAS	1,050	100	2024	1,050	23,996
FCP	240	25	2024	60	1,371
TOTALS	1,470			1,290	29,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,290	59.8000	23.32	30,083	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 1230 HX Base Yr 2023



54396 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

NASSAU COUNTY PROPERTY

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2111/1592	3/02/2017	WD	Q	I	01	290,000
GRANTOR: WRIGHT MATTHEW & JENN						
GRANTEE: NOBLES JOHN C & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=38,10] E30 S15 S20 W30 N35 $
FCP=[YR=2024;ORIG=68,25] E12 S20 W12 N20 $
BAS=[YR=2023;ORIG=68,10] E12 S15 W12 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/01/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS