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

BOWMAN-CREWS JOANNA/BOWMAN-CREWS KAYLA ET AL
54416 SPRING LAKE DR
CALLAHAN, FL 32011

2026

46-2N-25-197A-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

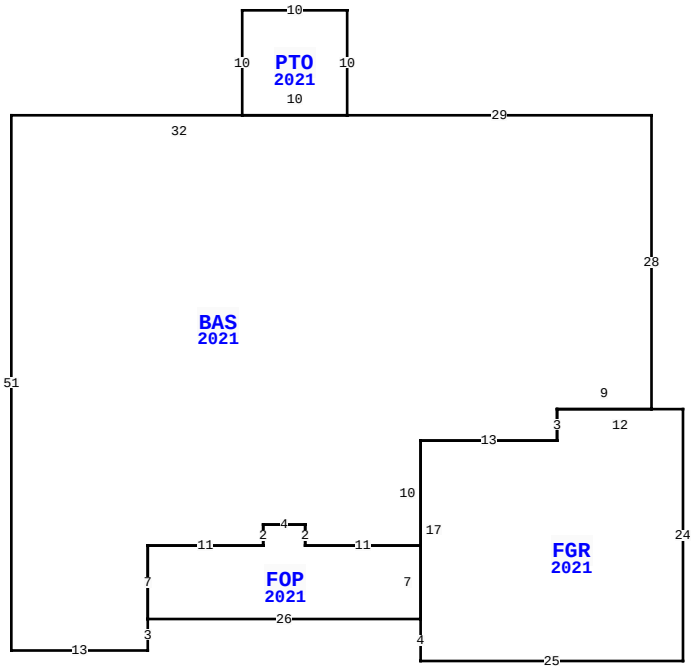
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,376	100	2021	2,376	348,750
FGR	561	55	2021	309	45,355
FOP	190	30	2021	57	8,366
PTO	100	5	2021	5	734
TOTALS	3,227			2,747	403,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,747	108.8640	151.32	415,676	2021	2021	0	0	0	3.00	97.00

1 SNGL FAM 0% - 2023 Heated Area: 2376 HX Base Yr



54416 SPRING LAKE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	403,206
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	468,206
SOH/AGL Deduction	0
ASSESSED VALUE	468,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	468,206
TOTAL JUST VALUE	468,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	484,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005924	CO ISSUED	0	11/12/2021
21005924	NEW CONSTR	331,255	05/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2632/1868	4/17/2023	QC	U	I	11	100
GRANTOR: BOWMAN KAREN M						
GRANTEE: BOWMAN-CREWS JOANNA						
2537/0055	1/21/2022	WD	Q	I	01	570,000
GRANTOR: GROGAN CHAD						
GRANTEE: BOWMAN KAREN M & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 PTO=[YR=2021] N10 W10 S10 E10$ W32 S51 E13 N3 FOP=[YR=2021] E26 FGR=[YR=2021] S4 E25 N24 W12 S3 W13 S17$ N7 W11 N2 W4 S2 W11 S7$ N7 E11 N2 E4 S2 E11 N10 E13 N3 E9 N28$.

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

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
1	000100	C	RES	0	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