

BLOCK 3 LOT 10
IN OR 840/53
SPRING LAKE EST #1 PB 5/183

BENNETT ROBERT DEAN
55108 DOGWOOD COURT
CALLAHAN, FL 32011

2026

46-2N-25-197A-0003-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2.5 100
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	1,569	100	1999	1,569	206,247
FGR	552	55	1999	304	39,961
FOP	168	30	1999	50	6,573
FSP	410	40	2001	164	21,558
TOTALS	2,699			2,087	274,338

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	0500	FP-PRE FAB
4	0860	POOL/SPA

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,087	108.3880	150.66	314,427	1999	1999	0	0	0	12.75
1 SNGL FAM 100% - 2000 Heated Area: 1569 HX Base Yr 2000											
55108 DOGWOOD CT, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/05/2026 MLU											

TOTAL OB/XF											
45,300											

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45,300											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		274,338	
TOTAL MARKET OB/XF VALUE		45,300	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		384,638	
SOH/AGL Deduction		215,391	
ASSESSED VALUE		169,247	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		117,836	
TOTAL JUST VALUE		384,638	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007253	SWIM POOL	16,700	06/01/2000
B996294	NEW CONSTR	100,000	01/07/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD SALE PRICE
0840/0053	7/07/1998	WD Q V	14,500

GRANTOR: APRING LAKE ESTATES 0			
GRANTEE: BENNETT ROBERT DEAN			

BUILDING NOTES			
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BUILDING DIMENSIONS			
FSP=[YR=2001] W43 BAS=[YR=1999] N8 W27 S14 FGR=[YR=1999] S24 E23 N24 W23\$ E23 S21 E7 S6 FOP=[YR=1999] S6 E28 N6 W28\$ E28 S8 E1 S2 E10 N2 E1 N31 W33 N2 W10 N8\$ S8 E10 S2 E33 N10\$.			