BLOCK 5 LOT 1
IN OR 936/286
SPRING LAKE EST #2 PB 5/185

HERRING BESSIE
54532 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-197B-0005-0010

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

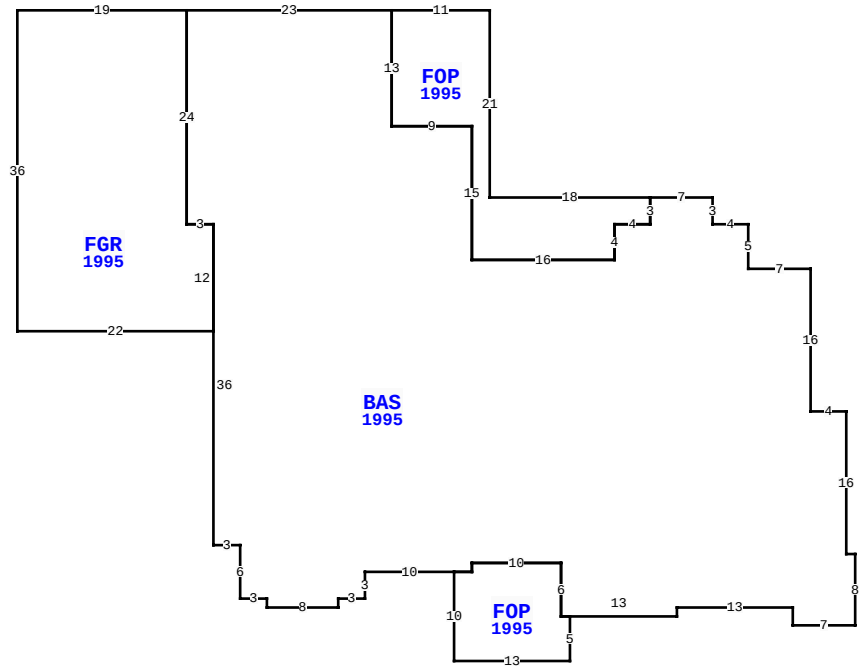
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,450	100	1995	3,450	376,624
FGR	720	55	1995	396	43,230
FOP	135	30	1995	40	4,366
FOP	283	30	1995	85	9,279
TOTALS	4,588			3,971	433,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,971	101.3400	140.86	559,355	1995	1995	0	0	0	22.50	77.50

1 SNGL FAM 0% - 0 Heated Area: 3450 HX Base Yr



54532 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	433,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	498,500
SOH/AGL Deduction	1,534
ASSESSED VALUE	496,966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	496,966
TOTAL JUST VALUE	498,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941424	NEW CONSTR	158,750	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0936/0286	6/12/2000	WD	Q	I		225,000
GRANTOR: MCGRAW BILLY RAY & WA						
GRANTEE: HERRING ROBERT SR &						
0716/1665	10/26/1994	WD	Q	V		19,500
GRANTOR: HEDRICK WILLIAM L & H						
GRANTEE: MCGRAW BILLY RAY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W7 N5 W4 N3 W7 FOP=[YR=1995] W18 N21 W11 S13 E9 S15 E16 N4 E4 N3$ S3 W4 S4 W16 N15 W9 N13 W23 FGR=[YR=1995] W19 S36 E22 N12 W3 N24$ S24 E3 S36 E3 S6 E3 S1 E8 N1 E3 N3 E10 FOP=[YR=1995] S10 E13 N5 W1 N6 W10 S1 W2$ E2 N1 E10 S6 E13 N1 E13 S2 E7 N8 W1 N16 W4 N16$.

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