

CRUM JEFF H & SUSAN D
54560 SPRING LAKE DRIVE
CALLAHAN, FL 32011

46-2N-25-197B-0007-0010

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

3103

HARDIE BRD 100
GABLE/HIP 100

RooF Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

12

HARDWOOD 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units

1.5

1.5 100
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

1,945

100

2001

1,945

235,962

FGR

646

55

2001

355

43,068

FOP

287

30

2001

86

10,433

FSP

280

40

2009

112

13,588

FUS

470

100

2019

470

57,019

UDG

576

55

2001

317

38,458

UOP

310

20

2026

62

7,522

TOTALS

4,514

3,347

406,049

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PRICE

REPL. COST NEWAYB

EYBECONFNCT

% CONDNORM

% COND

090001

3,347

98.9000

137.47

460,112

2001

2001

0

0

11.75

88.25

1 SNGL FAM

100% - 2002

Heated Area: 2415

HX Base Yr 2002

24

24

24

24

UDG

2001

10

31

3

31

19

7

7

40

UOP

2026

FSP

2009

47

47

32

18

27

7

6

7

41

41

FUS

2019

FGR

2001

BAS

2001

FOP

2001

EXTRA FEATURES

L N

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

0500

FP-PRE FAB

0 100

0 0

1.00

UT

3,500.00

3,500.00

100

2001

2001

3

83

2,905

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

406,049

TOTAL MARKET OB/XF VALUE

2,905

TOTAL LAND VALUE - MARKET

65,000

TOTAL MARKET VALUE

473,954

SOH/AGL Deduction

234,342

ASSESSED VALUE

239,612

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

188,201

TOTAL JUST VALUE

473,954

NCON VALUE

7,739

INCOME VALUE

PREVIOUS YEAR MKT VALUE

453,526

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0856/1507

11/24/1998

WD Q

V

19,500

GRANTOR: ROBINSON FREDERICK D

GRANTEE: CRUM JEFF H & SUSAN

0702/0825

4/14/1994

WD Q

V

20,500

GRANTOR: R B GAY CONSTRUCTION

GRANTEE: ROBINSON FREDRICK D

BUILDING NOTES

BAS=[YR=2001;ORIG=-40,0] N7 W31 S15 E5 S5 E18 S18 E7 S6 E41 N30 W40 N7 \$
FGR=[YR=2001;ORIG=-71,8] S32 E23 N27 W18 N5 W5 \$
UDG=[YR=2001;ORIG=-46,-13] N24 W24 S24 E24 \$
FUS=[YR=2019;ORIG=-84,-7] E10 S47 W10 N47 \$
UOP=[YR=2026;ORIG=-40,0] E31 N10 W31 S3 S7 \$
FOP=[YR=2001;ORIG=-41,37] S7 E41 N7 W41 \$
FSP=[YR=2009;ORIG=0,0] W9 W31 S7 E40 N7 \$
PTR=[ORIG=0,0] E15 W15 \$
PTR=[ORIG=0,0] N15 S15 \$
.

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=-40,0] N7 W31 S15 E5 S5 E18 S18 E7 S6 E41 N30 W40 N7 \$
FGR=[YR=2001;ORIG=-71,8] S32 E23 N27 W18 N5 W5 \$
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FSP=[YR=2009;ORIG=0,0] W9 W31 S7 E40 N7 \$
PTR=[ORIG=0,0] E15 W15 \$
PTR=[ORIG=0,0] N15 S15 \$
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