BLK 9 LOT 2 IN OR 589/1098
SPRING LAKE EST #2 PB 5/185

BETHEA STANLEY CARMON
54573 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-197B-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

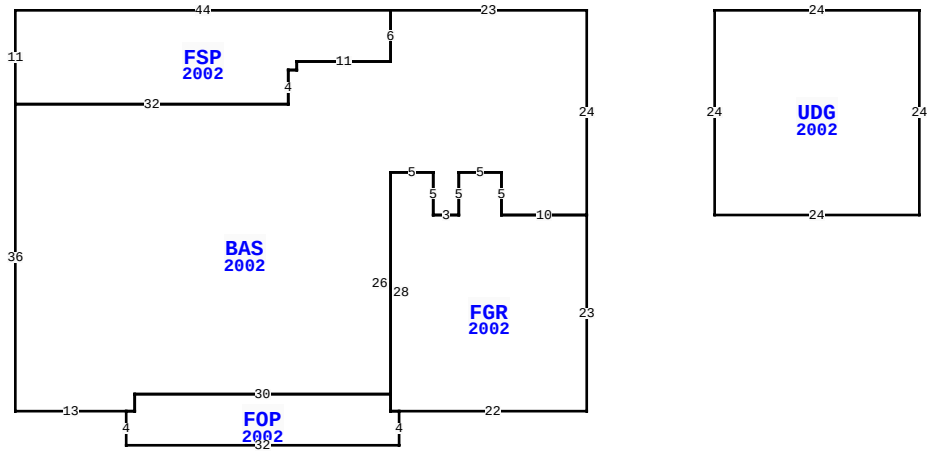
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,085	100	2002	2,085	250,002
FGR	579	55	2002	318	38,130
FOP	188	30	2002	56	6,714
FSP	425	40	2002	170	20,384
UDG	576	55	2002	317	38,010
TOTALS	3,853			2,946	353,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,946	104.2460	144.90	426,875	2002	2002	0	0	0	17.25	82.75

1 SNGL FAM 100% - 2003 Heated Area: 2085 HX Base Yr 2003



54573 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		353,239
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		421,179
SOH/AGL Deduction		226,847
ASSESSED VALUE		194,332
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,921
TOTAL JUST VALUE		421,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007836	GARAGE	14,400	12/01/2000
B007300	NEW CONSTR	102,440	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0589/1098	2/05/1990	WD	Q	V		15,800

GRANTOR: SPRING LAKE ESTATES
GRANTEE: BETHEA STANLEY C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 FSP=[YR=2002] W44 S11 E32 N4 E1 N1 E11 N6$
S6 W11 S1 W1 S4 W32 S36 E13 FOP=[YR=2002] S4 E32 N4
FGR=[YR=2002] E22 N23 W10 N5 W5 S5 W3 N5 W5 S28 E1$ W1 N2 W30
S2 W1$ E1 N2 E30 N26 E5 S5 E3 N5 E5 S5 E10 N24$ PTR=E15
UDG=[YR=2002] E24 S24 W24 N24$ W15$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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 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