

BLOCK 10 LOT 2
IN OR 806 PG 1940
SPRING LAKE EST #2 PB 5/185

SOLOMON DIANE & WALTER JR
54625 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-197B-0010-0020

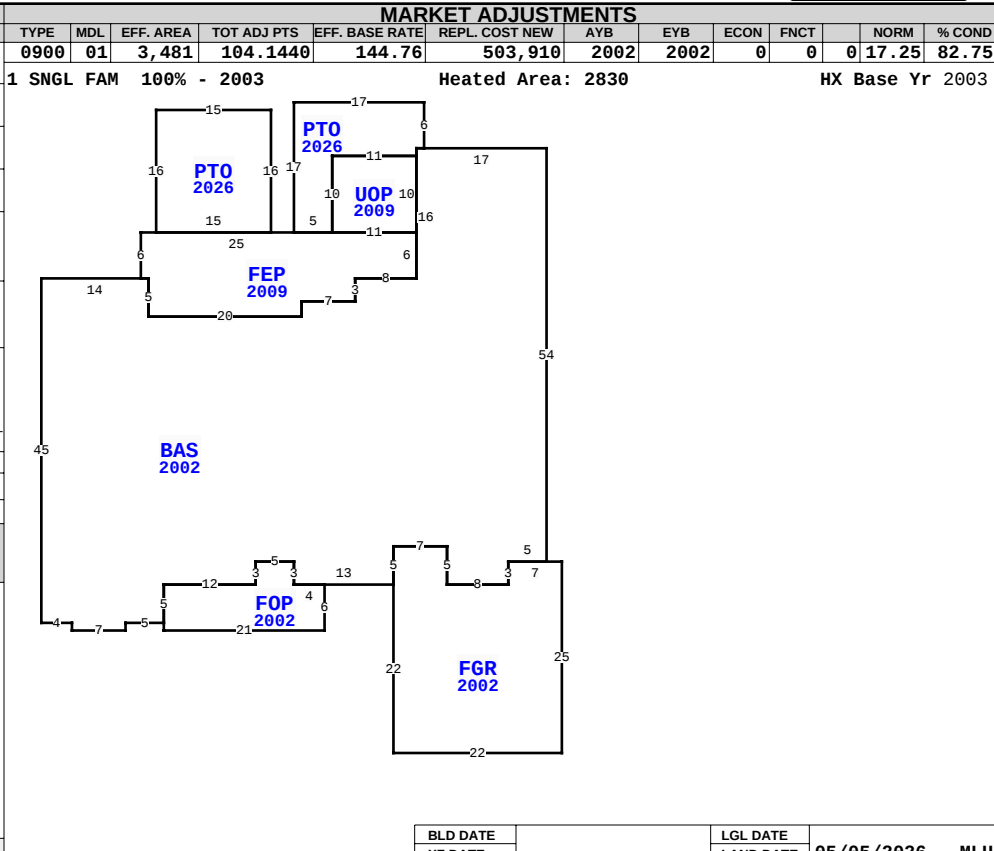


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	2,830	100	2002	2,830	339,003
FEP	337	80	2009	270	32,343
FGR	540	55	2002	297	35,578
FOP	141	30	2002	42	5,031
PTO	168	5	2026	8	958
PTO	240	5	2026	12	1,437
UOP	110	20	2009	22	2,636
TOTALS	4,366			3,481	416,986

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
3	0510	GARAGE WD-	0	100	16	192.00	SF	35.00	35.00



54625 SPRING LAKE DR, CALLAHAN									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/05/2026 MLU									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					416,986				
TOTAL MARKET OB/XF VALUE					3,562				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					485,548				
SOH/AGL Deduction					261,632				
ASSESSED VALUE					223,916				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					172,505				
TOTAL JUST VALUE					485,548				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					490,583				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-09294	REROOF	34,800	07/20/2023
B10338	XFOB	5,940	10/01/2002
R4485	REPAIR/RRF	500	10/01/2002
5525	H/AC	0	12/01/2001
5526	H/AC	0	12/01/2001
B018489	NEW CONSTR	150,000	07/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0806/1940	9/18/1997	WD	Q	V		14,500	
GRANTOR: SPRING LAKE ESTATES 0							
GRANTEE: SOLOMON DIANE & WAL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002;ORIG=0,0] W17 S1 S16 W8 S3 W7 S2 W20 N5 W14 S45 E4 S1 E7 N1 E5 N5 E12 N3 E5 S3 E13 N5 E7 S5 E8 N3 E5 N54 \$									
FGR=[YR=2002;ORIG=-20,57] S22 E22 N25 W7 S3 W8 N5 W7 S5 \$									
FEP=[YR=2009;ORIG=-28,11] W25 S6 E1 S5 E20 N2 E7 N3 E8 N6 W11 \$									
FOP=[YR=2002;ORIG=-50,62] S1 E21 N6 W4 N3 W5 S3 W12 S5 \$									
UOP=[YR=2009;ORIG=-17,1] W11 S10 E11 N10 \$									
PTO=[YR=2026;ORIG=-51,11] E15 N16 W15 S16 \$									
PTO=[YR=2026;ORIG=-16,0] N6 W17 S17 E5 N10 E11 N1 E1 \$									