

BLOCK 13 LOT 11
IN OR 1718/1405 & DR10-2363
SPRING LAKE EST 4 REPLAT

VISSERS JOSEPHINE M
55407 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-197D-0013-0110



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

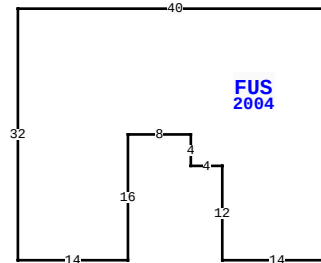
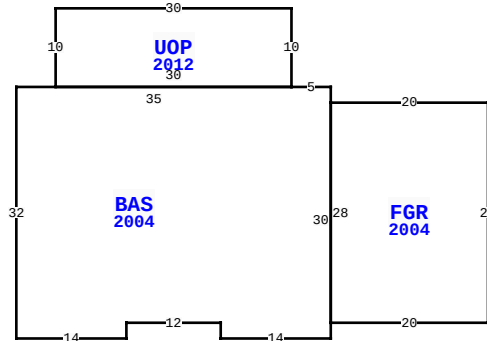
MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	2004	1,256	171,001
FGR	560	55	2004	308	41,933
FUS	1,104	100	2004	1,104	150,306
UOP	300	20	2012	60	8,169
TOTALS	3,220			2,728	371,410

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
4	0911	SCRN RM A	0	100	0	0	1,800.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0006	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,728	109.4400	152.12	414,983	2004	2004	0	0	10.50	89.50
1 SNGL FAM			100% - 2011	Heated Area: 2360				HX Base Yr 2011			



NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					391,943				
TOTAL MARKET OB/XF VALUE					71,476				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					528,419				
SOH/AGL Deduction					252,890				
ASSESSED VALUE					275,529				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					224,118				
TOTAL JUST VALUE					528,419				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					509,574				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011210	GARAGE	49,228	08/24/2021
18006342	XFOB	30,400	08/01/2018
18003389	SWIM POOL	45,000	05/01/2018
B25946	REPAIR/RRF	7,099	04/01/2012
B11638	NEW CONSTR	173,415	09/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1718/1405	12/29/2010	WD	U	I	12	130,000	
GRANTOR: DEUTSCHE BANK NATIONA							
GRANTEE: WEBB JOSEPHINE							
1643/1059	10/12/2009	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: DEUTSCHE BANK NATIO							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2004] W20 BAS=[YR=2004] N2 W5 UOP=[YR=2012] N10 W30 S10 E30\$ W35 S32 E14 N2 E12 S2 E14 N30\$ S28 E20 N28\$ PTR=E15 FUS=[YR=2004] E40 S32 W14 N12 W4 N4 W8 S16 W14 N32\$ W15\$.									

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1	000134	C	RES POND	100	0006	RSF-1	0.00	0.00	1.00

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