

CERVANTES MATTHEW D & NICOLE D
55439 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

46-2N-25-197D-0013-0120

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 50

17CB STUCCO 50

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

11CLAY TILE 70

14CARPET 30

03CENTRAL 100

04AIR DUCTED 100

4100

2.5100

WOOD FRAME 100

2.100

0100

NONE 100

03Quality Level 03

0100SINGLE FAMILY

MKT AREA08

8010.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,12010020041,120155,500

FGR62055200434147,344

FOP213020046833

FSP28040200411215,550

FUS1,08810020041,088151,057

UOP180202004364,998

UOP190202026385,276

TOTALS3,4992,741380,559

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

09900012,741111.4560154.92424,636200420040010.3889.62

1 SNGL FAM 0% - 2025Heated Area: 2208HX Base Yr

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATETOTAL OB/XF25,500

ADJ UNIT PRICEUNIT PRICEADJ UNIT PRICELAND VALUETOTAL OB/XF25,500

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE392,515

TOTAL MARKET OB/XF VALUE25,500

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE483,015

SOH/AGL Deduction0

ASSESSED VALUE483,015

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE483,015

TOTAL JUST VALUE483,015

NCON VALUE34,701

INCOME VALUE

PREVIOUS YEAR MKT VALUE441,618

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE

2719/15926/17/2024WDQI01475,000

GRANTOR: SIMONS ROBERT STEPHEN

GRANTEE: CERVANTES MATTHEW D

2367/12306/08/2020WDQI01296,500

GRANTOR: ROZIER DANA M & DEREK

GRANTEE: SIMONS ROBERT STEPH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-10,0] W19 W21 S28 E12 E7 E21 N28 \$

FUS=[YR=2004;ORIG=0,-15] N30 E40 S30 W20 N14 W8 S14 W12 \$

FGR=[YR=2004;ORIG=-31,28] S20 E31 N20 W31 \$

FSP=[YR=2004;ORIG=0,0] W10 S28 E10 N28 \$

UOP=[YR=2004;ORIG=-29,0] N10 W18 S10 E18 \$

FOP=[YR=2004;ORIG=-38,28] S3 E7 N3 W7 \$

UOP=[YR=2026;ORIG=-29,0] E19 N10 W19 S10 \$

PTR=[ORIG=0,0] N15 S15 \$

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOTAL OB/XF25,500

OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00006RSF-10.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE04/04/2024BY TWA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000

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