

BLOCK 13 LOT 26
SPRING LAKE EST 4 REPLAT
PB 6/177

MURPHY TIFFANY
54825 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-197D-0013-0260



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 80
Interior Floo	11	CLAY TILE 20
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	2,429	100	2004	2,429	296,569
FGR	440	55	2004	242	29,547
FOP	20	30	2004	6	733
USP	300	30	2011	90	10,989
TOTALS	3,189			2,767	337,837

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	0		1.00	2,000.00

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	2,767	104.2560	144.92	400,994	2004	2004	0	0	0	15.75	84.25	
1 SNGL FAM 100% - 2023 Heated Area: 2429 HX Base Yr 2023													
54825 SPRING LAKE DR, CALLAHAN													
BLD DATE: 05/05/2026 MLU													
XF DATE: 05/05/2026 MLU													
INC DATE: 05/05/2026 MLU													

TOTAL OB/XF													
1,720													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			337,837
TOTAL MARKET OB/XF VALUE			1,720
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			404,557
SOH/AGL Deduction			14,606
ASSESSED VALUE			389,951
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			338,540
TOTAL JUST VALUE			404,557
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			390,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306760	ROOF		05/23/2023
B12125	NEW CONSTR	156,872	12/01/2003
R5714	REPAIR/RRF	5,000	12/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/0476	7/27/2021	WD Q	I	01		390,000
GRANTOR: BRADY TERRY L & COYIT						
GRANTEE: MURPHY TIFFANY						
2216/0609	8/02/2018	WD Q	I	01		289,000
GRANTOR: LITTLETON JAMES F JR						
GRANTEE: BRADY TERRY L & COY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W11 N8 W16 USP=[YR=2011] W25 S12 E25 N12\$ S12 W25 S10 W4 S31 E18 N2 FOP=[YR=2004] E5 N4 W5 S4 \$ N4 E5 S3 E11 S3 FGR=[YR=2004] S20 E22 N20 W22\$ E22 N45\$.									