BLOCK 14 LOT 31
SPRING LAKE EST 4 REPLAT
PB 6/177

FRANKLIN PAULA BERNICE
55044 CUB COURT
CALLAHAN, FL 32011

2026

46-2N-25-197D-0014-0310

BUILDING CHARACTERISTICS

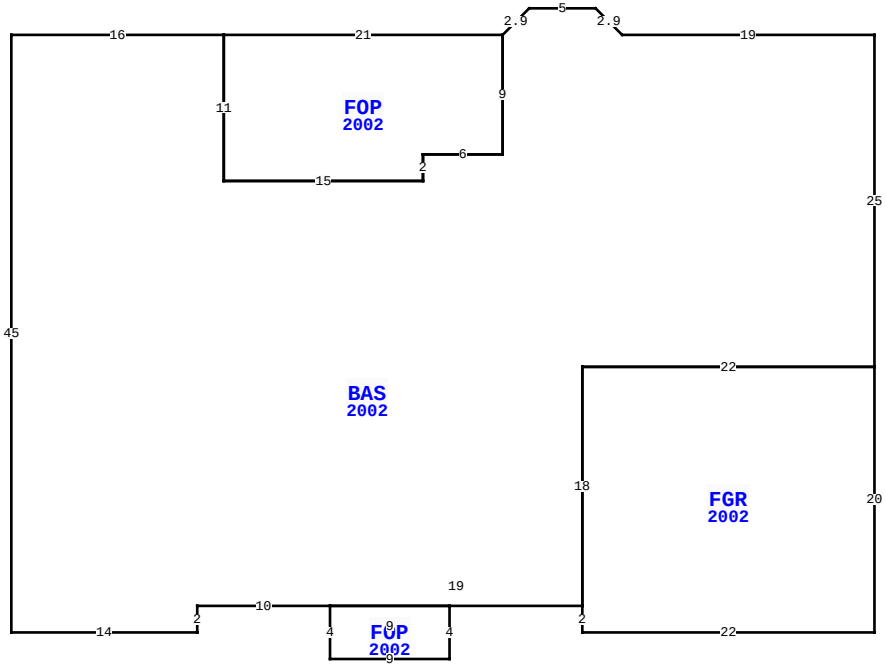
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,222	100	2002	2,222	281,975
FGR	440	55	2002	242	30,711
FOP	36	30	2002	11	1,396
FOP	219	30	2002	66	8,376
TOTALS	2,917			2,541	322,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,541	105.2160	146.25	371,621	2002	2002	0	0	0	13.23	86.77

1 SNGL FAM 100% - 2023 Heated Area: 2222 HX Base Yr 2023



55044 CUB CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		333,706
TOTAL MARKET OB/XF VALUE		50,440
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		449,146
SOH/AGL Deduction		3,874
ASSESSED VALUE		445,272
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		393,861
TOTAL JUST VALUE		449,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2117546	REPAIR/RRF	16,625	12/20/2021
19006454	SWIM POOL	20,000	06/18/2019
B9829	NEW CONSTR	154,813	06/01/2002
E9787	NEW CONSTR	2,300	06/01/2002
P5738	NEW CONSTR	0	06/01/2002
R4202	REPAIR/RRF	4,500	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/0458	9/09/2022	WD	Q	I	02	475,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FRANKLIN PAULA BERN						
2565/1398	5/23/2022	WD	U	I	37	455,000
GRANTOR: DONALDSON GERARD C &						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W19 U2 L2 W5 D2 L2 FOP=[YR=2002] W21 S11 E15 N2 E6 N9 $ S9 W6 S2 W15 N11 W16 S45 E14 N2 E10 FOP=[YR=2002] S4 E9 N4 W9 $ E19 FGR=[YR=2002] S2 E22 N20 W22 S18 $ N18 E22 N25 $.

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	
3	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 50,440

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

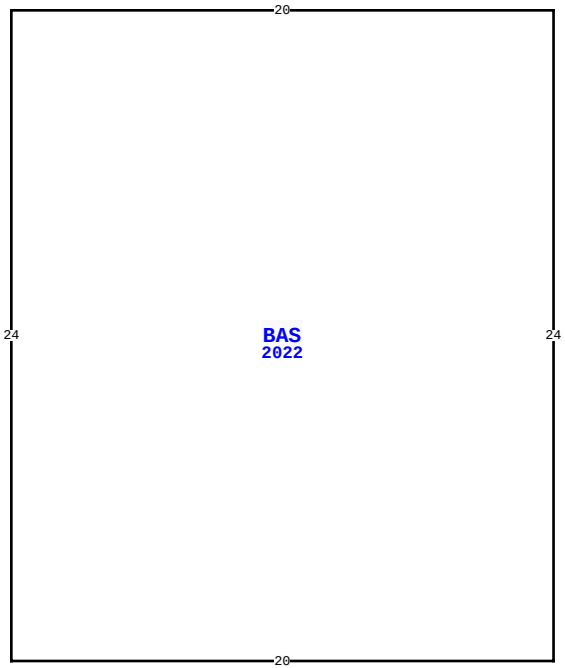
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2022	480	11,250
TOTALS	480			480	11,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	63.2500	24.67	11,842	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2023 Heated Area: 480 HX Base Yr 2023



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GRANTOR: DONALDSON GERARD C &						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S24 E20 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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