

BLOCK 15 LOT 1
SPRING LAKE EST 4 REPLAT
PB 6/177

ALDAY MASON REID/DODSON PAYNE ELIZABETH ET AL
54770 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-197D-0015-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6									
Exterior Wall	16	WD FR STUC 50								0900	01	4,403	96.8880	134.67	592,952	2004	2004	0	0	10.50	89.50	VALUATION BY STANDARD									
Exterior Wall	17	CB STUCCO 50								1 SNGL FAM 100% - 2023										Heated Area: 3888 HX Base Yr 2023											
Roof Structure	03	GABLE/HIP 100																		Tax Group: 6 Tax Dist:											
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE 562,093											
Interior Wall	05	DRYWALL 100								TOTAL MARKET OB/XF VALUE 42,500																					
Interior Floor	13	LVT/LAMNT 80								TOTAL LAND VALUE - MARKET 65,000																					
Interior Floor	14	CARPET 20								TOTAL MARKET VALUE 669,593																					
Air Condition	03	CENTRAL 100								SOH/AGL Deduction 34,350																					
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE 635,243																					
Bedrooms	6	100								TOTAL EXEMPTION VALUE HX HB 51,411																					
Bathrooms	4.5	100								BASE TAXABLE VALUE 583,832																					
Frame	03	MASONRY 100								TOTAL JUST VALUE 669,593																					
Stories	2.	2. 100								NCON VALUE 0																					
Units	0	100								INCOME VALUE																					
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE 671,802																					
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	1,712	100	2004	1,712	206,347																										
FGR	616	55	2004	339	40,859																										
FOP	48	30	2004	14	1,687																										
FUS	2,176	100	2004	2,176	262,273																										
UOP	810	20	2013	162	19,526																										
TOTALS 5,362 4,403 530,692																															
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																
2	0860	POOL/SPA	0 100	20 0	1.00	UT	50,000.00	50,000.00	100	2009	2009	04	85	42,500																	
54770 SPRING LAKE DR, CALLAHAN																															
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/05/2026 MLU																															
SALES DATA																															
OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE																			
2592/0104		9/20/2022		WD		Q		I		01		644,500																			
GRANTOR: SCHETROMPF BRITTANY L																															
GRANTEE: ALDAY MASON R & PAY																															
2301/1531		8/30/2019		WD		Q		I		01		370,000																			
GRANTOR: HICKEY WILLIAM A & LE																															
GRANTEE: SCHETROMPF BRITTANY																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
UOP=[YR=2013] W54 S15 BAS=[YR=2004] S22 FGR=[YR=2004] S22 E28 FOP=[YR=2004] E12 N4 W12 S4\$ N22 W28\$ E28 S18 E12 S4 E14 N44 W54\$ E54 N15\$ PTR= E20 FUS=[YR=2004] E54 S44 W14 N14 W4 N4 W8 S18 W28 N44\$ W20\$.																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/19/2023 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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