

BLOCK 15 LOT 3
IN OR 1271/1889
SPRING LAKE EST 4 REPLAT

RAMOS CHARLES I & MARJORIE
54730 SPRING LAKE DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-197D-0015-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	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		

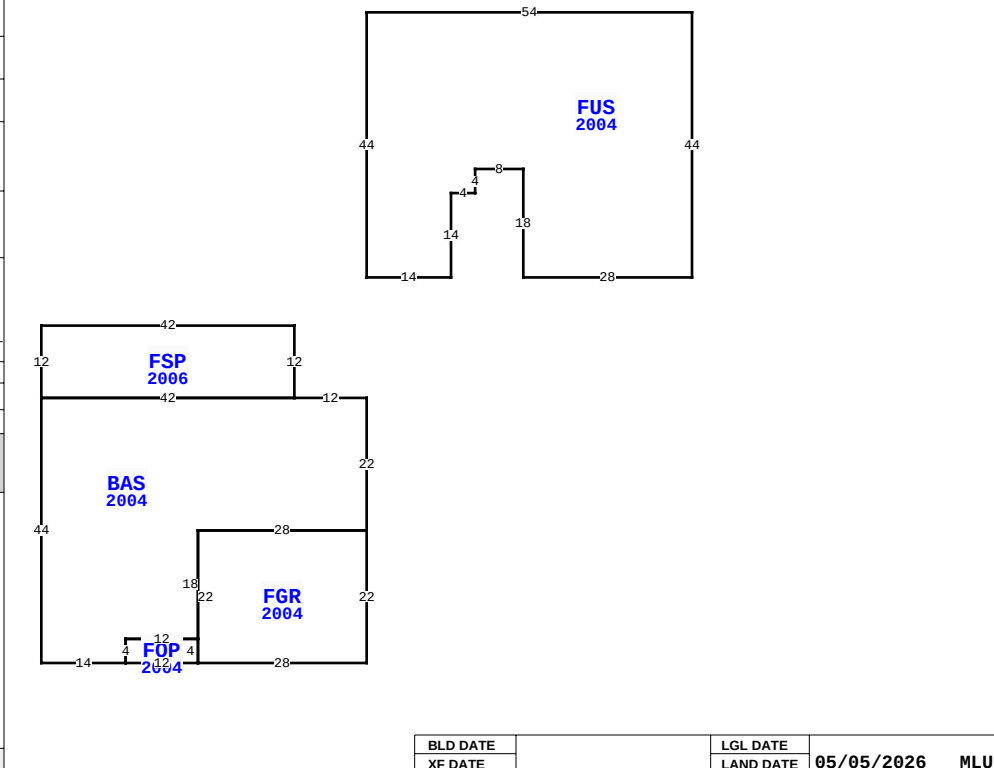
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	2004	1,712	208,783
FGR	616	55	2004	339	41,342
FOP	48	30	2004	14	1,708
FSP	504	40	2006	202	24,635
FUS	2,176	100	2004	2,176	265,369
TOTALS	5,056			4,443	541,836

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00
3	0911	SCRN RM A	0	100	42	32	SF	18.00	18.00
5	0940	SHEDS/PORT	0	100	12	8	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00

REVIEW DATE 04/04/2024 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,443	98.0320	136.26	605,403	2004	2004	0	0	10.50	89.50
1 SNGL FAM			100% - 2005	Heated Area: 3888				HX Base Yr 2005			



54730 SPRING LAKE DR, CALLAHAN			BLD DATE		LGL DATE	
			XF DATE		LAND DATE	05/05/2026
			INC DATE		AG DATE	MLU

TOTAL OB/XF									
48,456									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00

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

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		541,836	
TOTAL MARKET OB/XF VALUE		48,456	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		655,292	
SOH/AGL Deduction		421,181	
ASSESSED VALUE		234,111	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		182,700	
TOTAL JUST VALUE		655,292	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		609,736	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17014	SWIM POOL	54,455	01/01/2006
B12826	NEW CONSTR	279,396	05/01/2004
R6172	REPAIR/RRF	8,000	05/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1271/1889	11/08/2004	WD	Q	I	
GRANTOR: MARONDA HOMES INC					217,200
GRANTEE: RAMOS CHARLES I & M					
1215/0765	3/15/2004	WD	U	V	19
GRANTOR: BKS INC					319,000
GRANTEE: MARONDA HOMES INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W12 FSP=[YR=2006] N12 W42 S12 E42\$ W42 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22\$ N4 W12 S4\$ N4 E12 N18 E28 N22\$ PTR=N20 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14\$ S20\$.									

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