

BLOCK 16 LOT 8
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

SCHAFFER NATALIA
55022 LITTLE BROOK DR
CALLAHAN, FL 32011

2026

46-2N-25-197D-0016-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	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	1,222	100	2005	1,222	145,140
FGR	400	55	2005	220	26,130
FOP	18	30	2005	5	594
FUS	1,584	100	2005	1,584	188,136
TOTALS	3,224			3,031	360,001

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0940	SHEDS/PORT	0	100	8	10			80.00
3	0860	POOL/SPA	0	100	0	0			50,000.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,031	94.9440	131.97	400,001	2005	2005	0	0	10.00	90.00
1 SNGL FAM 100% - 2026 Heated Area: 2806 HX Base Yr 2026											
55022 LITTLE BROOK DR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/05/2026 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		360,001	
TOTAL MARKET OB/XF VALUE		43,004	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		468,005	
SOH/AGL Deduction		68,136	
ASSESSED VALUE		399,869	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		348,458	
TOTAL JUST VALUE		468,005	
NCON VALUE		18,005	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		434,729	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19164	SWIM POOL	34,000	12/01/2006
B13948	NEW CONSTR	198,975	11/01/2004
R6814	REPAIR/RRF	8,000	11/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2780/1033	4/11/2025	WD	Q	I	01
SALE PRICE					
515,000					
GRANTOR: TERLAJE JOSEPH A & H0					
GRANTEE: SCHAFFER NATALIA					
2363/0587	5/21/2020	WD	Q	I	01
SALE PRICE					
330,000					
GRANTOR: GUSTAFSON OSCAR A & J					
GRANTEE: TERLAJE JOSEPH A &					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2005] W40 S28 FGR=[YR=2005] S20 E20 N20 W20\$ E20 S6 E2 FOP=[YR=2005] E6 N3 W6 S3\$ N3 E6 S3 E12 N34\$ PTR=N20 FUS=[YR=2005] N50 E40 S36 W12 N2 W7 N4 E7 N10 E11 N3 W12 S3 W7 S30 W20\$ S20\$.									

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
TOTAL OB/XF 43,004									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000		