

BLOCK 3 LOT 15
IN OR 959/610
SPRING LAKE EST #1 PB 5/183

CATRETT COLEEN
55068 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197A-0003-0150



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 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,178	100	2,178	229,059
FGR	552	55	304	31,971
FOP	42	30	13	1,367
FOP	216	30	65	6,836

TOTALS	2,988		2,560	269,234
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,728.00	SF	4.00
3	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00
4	0861	POOL GUNIT	0	100	18	36	648.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	891.00	SF	7.25
6	0476	VF 6 SBPL	0	100	0	0	141.00	LF	32.00
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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

REVIEW DATE	01/25/2019	BY	KB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,560	105.1200	124.83	319,565	1996	2001	0	0	15.75	84.25
1 SNGL FAM - 100% - 2001 Heated Area: 2178 HX Base Yr 2001											

BLD DATE	07/25/2008	JW	LGL DATE	
XF DATE	07/25/2008	JW	LAND DATE	
INC DATE			AG DATE	

55068 DEER RUN RD, CALLAHAN

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	100	0	0	2,728.00	SF	4.00	4.00	100	1996	1996	3	73	7,966	
3	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00	35.00	100	1996	1996	3	25	5,469	
4	0861	POOL GUNIT	0	100	18	36	648.00	SF	85.00	85.00	100	1996	1996	3	20	11,016	
5	0845	KOOL DECK	0	100	0	0	891.00	SF	7.25	7.25	100	1996	1996	3	73	4,716	
6	0476	VF 6 SBPL	0	100	0	0	141.00	LF	32.00	32.00	100	2017	2017	3	94	4,241	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

TOTAL OB/XF													36,490		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
06	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00				

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
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VALUATION SUMMARY										STANDARD	
VALUATION BY											
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										269,234	
TOTAL MARKET OB/XF VALUE										36,490	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										355,724	
SOH/AGL Deduction										178,286	
ASSESSED VALUE										177,438	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										127,438	
TOTAL JUST VALUE										355,724	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										276,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003720	REPAIR/RRF	25,000	05/01/2018
E96-2978	NEW CONSTR	0	08/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0959/0610	11/22/2000	WD	U	I		150,000	
GRANTOR: COKER LARRY W & DONNA							
GRANTEE: CATRETT COLEEN							
0924/1486	3/20/2000	QC	U	I	01	35,000	
GRANTOR: COKER LARRY							
GRANTEE: COKER LARRY & DONNA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W14 U2 L2 W3 L2 D2 W4 FOP=[YR=1996] W18 S12 E18 N12\$ S12 W18 N12 U3 L3 W6 L3 D3 S36 FGR=[YR=1996] W4 S23 E24 N23 W20 \$ E20 S19 E6 N10 FOP=[YR=1996] E7 N6 W7 S6\$ N6 E7 S8 E22 N47\$.									