BLOCK 3 LOT 19
IN OR 537 PG 741
SPRING LAKE EST #1 PB 5/183

LANKFORD STEVEN L
55130 DEER RUN DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197A-0003-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

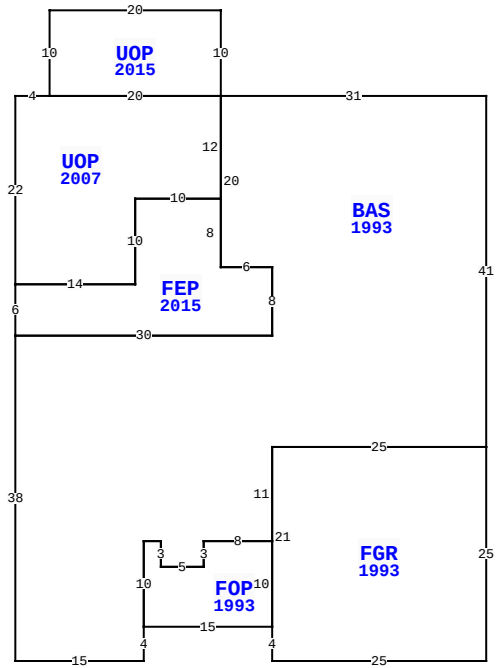
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100	2,090	229,348
FEP	292	80	234	25,678
FGR	625	55	344	37,749
FOP	135	30	40	4,389
UOP	428	20	86	9,438
UOP	200	20	40	4,389
TOTALS	3,770		2,834	310,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,834	115.8720	137.60	389,958	1989	1994	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 1990 Heated Area: 2090 HX Base Yr 1990



55130 DEER RUN RD, CALLAHAN

BLD DATE	07/28/2008	JW	LGL DATE
XF DATE	07/28/2008	JW	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		310,992
TOTAL MARKET OB/XF VALUE		43,351
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		404,343
SOH/AGL Deduction		209,457
ASSESSED VALUE		194,886
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		139,886
TOTAL JUST VALUE		404,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514322	REPAIR/RRF	13,000	03/01/2015
B952249	SWIM POOL	15,000	09/01/1995
B941348	GARAGE	13,056	10/01/1994
5864	NEW CONSTR	86,624	07/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/1778	4/26/2021	FJ	U	I	11	0
GRANTOR: LANKFORD PAMELA ESTAT						
GRANTEE: LANKFORD STEVEN						
0537/0741	2/24/1988	WD	Q	V		18,900
GRANTOR: SPRING LAKE EST						
GRANTEE: LANKFORD STEVEN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 UOP=[YR=2015] N10 W20 S10 UOP=[YR=2007] W4 S22 FEP=[YR=2015] S6 E30 N8 W6 N8 W10 S10 W14$ E14 N10 E10 N12 W20$E20$S20 E6 S8 W30 S38 E15 N4 FOP=[YR=1993] E15 FGR=[YR=1993] S4 E25 N25 W25 S21$ N10 W8 S3 W5 N3 W2 S10$ N10 E2 S3 E5 N3 E8 N11 E25 N41$.

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	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1989	1989	3	59.5	743	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	0861	POOL GUNIT	0	100	0	0	612.00	SF	85.00	85.00	100	1995	1995	3	20	10,404	
4	0845	KOOL DECK	0	100	0	0	721.00	SF	7.25	7.25	100	1995	1995	3	72	3,764	
5	0681	POLE SHED	0	100	8	16	128.00	SF	15.00	15.00	100	1995	1995	3	24	461	
6	0510	GARAGE WD-	0	100	25	32	800.00	SF	35.00	35.00	100	1995	1995	3	24	6,720	
7	0812	CONCRETE C	0	100	0	0	4,937.00	SF	4.00	4.00	100	1997	1997	3	75	14,811	
8	0940	SHEDS/PORT	0	100	10	22	220.00	SF	30.00	30.00	100	2004	2004	3	24	1,584	
9	1242	WD DECK A	0	100	0	0	144.00	SF	10.00	10.00	100	2004	2004	3	24	346	
10	0462	ST/AL FNC	0	100	0	0	264.00	SF	10.00	10.00	100	2015	2015	3	81	2,138	

TOTAL OB/XF 43,351

LAND DESCRIPTION

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	SFR	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS