BLOCK 3 LOT 21
SPRING LAKE EST #1 PB 5/183

PATTON ROBERT E & ANGELA L
55176 DEER RUN RD
CALLAHAN, FL 32011

2023

46-2N-25-197A-0003-0210

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

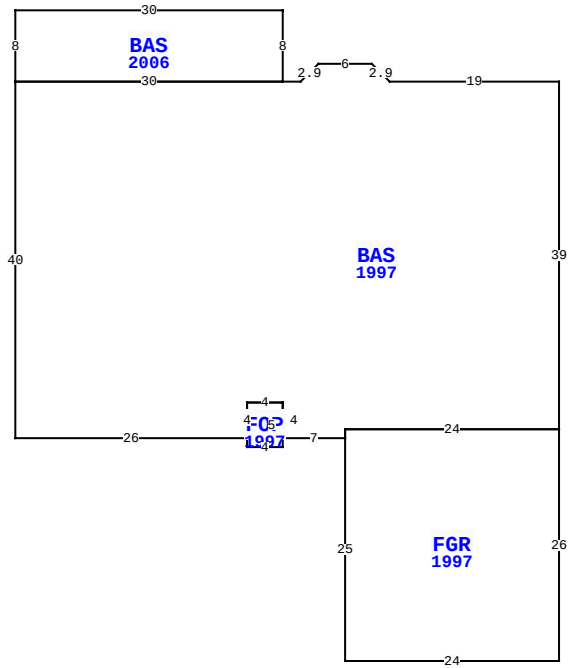
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,416	100	2,416	283,268
BAS	240	100	240	28,139
FGR	624	55	343	40,215
FOP	20	30	6	703
TOTALS	3,300		3,005	352,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,005	113.1600	134.38	403,812	1997	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2023 Heated Area: 2656 HX Base Yr 2023



55176 DEER RUN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		367,789
TOTAL MARKET OB/XF VALUE		18,155
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		435,944
SOH/AGL Deduction		78,300
ASSESSED VALUE		357,644
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		307,644
TOTAL JUST VALUE		435,944
NCON VALUE		15,463
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985530	GARAGE	18,000	11/01/1998
E984744	SWIM POOL	600	04/01/1998
B984652	SWIM POOL	12,000	02/01/1998
B973657	NEW CONSTR	94,920	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2565/0632	5/23/2022	WD	Q	I	01	605,200
GRANTOR: LEWIN JEFFREY & KAREN						
GRANTEE: PATTON ROBERT EUGEN						
1433/0734	7/31/2006	WD	Q	I		350,000
GRANTOR: HIGGINBOTHAM HENRY K						
GRANTEE: LEWIN JEFFREY & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W19 U2 L2 W6 L2 D2 W2 BAS=[YR=2006] N8 W30 S8 E30$ W30 S40 E26 FOP=[YR=1997] S1 E4 N5 W4 S4 $ N4 E4 S4 E7 FGR=[YR=1997] S25 E24 N26 W24 S1$ N1 E24 N39$.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1997	1997	3	81	4,050	
2	0812	CONCRETE C	0	100	0	0	1,149.00	SF	4.00	4.00	100	1997	1997	3	75	3,447	
7	0855	CONC PAVER	0	100	0	0	948.00	SF	10.00	10.00	100	2017	2017	3	97	9,196	
8	1076	TRELLIS A	0	100	16	14	224.00	SF	7.50	7.50	100	2017	2017	3	87	1,462	

LAND DESCRIPTION

TOTAL OB/XF 18,155

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	000134	C	SFR POND	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

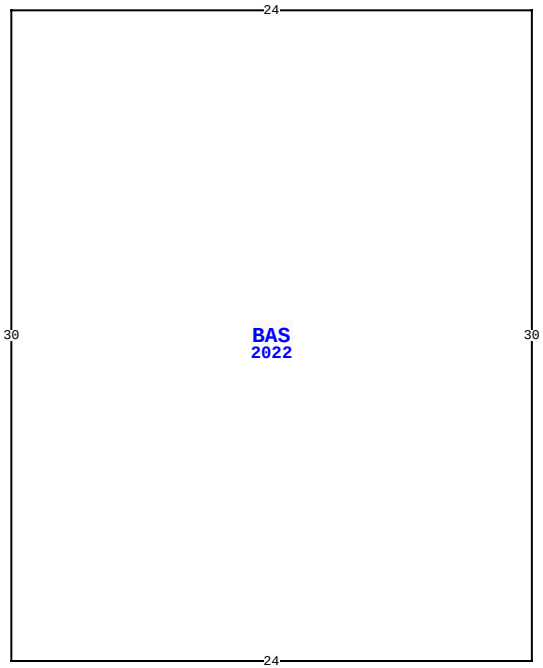
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	15,463
TOTALS	720		720	15,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	97.4050	34.09	24,545	1999	1999	0	0	0	37.00	63.00

2 GARAGE RES – 100% - 2023 Heated Area: 720 HX Base Yr 2023



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GRANTOR: HIGGINBOTHAM HENRY K						
GRANTEE: LEWIN JEFFREY & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S30 E24 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS