BLOCK 4 LOT 3
IN OR 1088/475
SPRING LAKE EST #1 PB 5/183

BISHOP MICHAEL S & TINA M
55035 DEER RUN DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197A-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

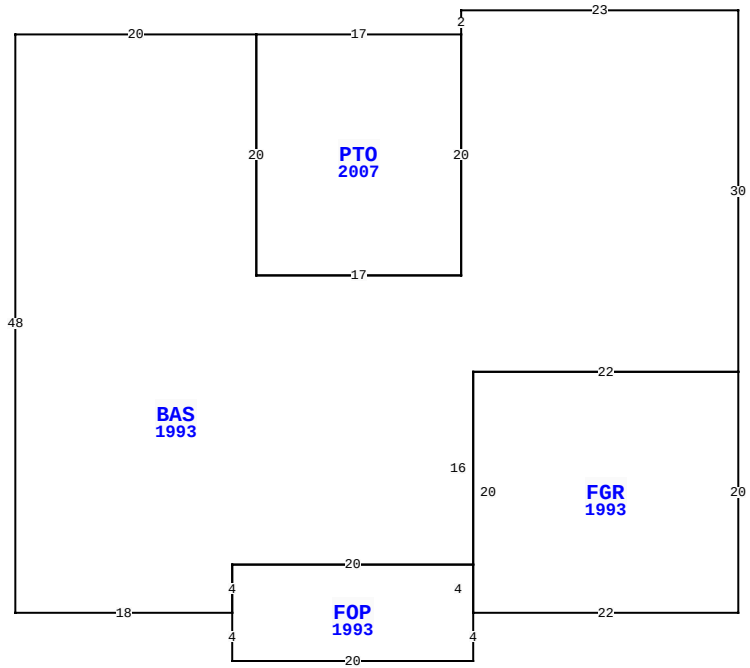
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	2,066	100	2,066	210,952
FGR	440	55	242	24,710
FOP	160	30	48	4,901
PTO	340	5	17	1,736
TOTALS	3,006		2,373	242,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,373	104.8600	124.52	295,486	1988	1998	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 1997 Heated Area: 2066 HX Base Yr 1997



55035 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		242,299
TOTAL MARKET OB/XF VALUE		17,410
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		309,709
SOH/AGL Deduction		148,553
ASSESSED VALUE		161,156
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,156
TOTAL JUST VALUE		309,709
NCON VALUE		4,017
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,226

XFOB:5:1: ALUMN CRPTS (REAR OF PRCL)- SIDE BY SIDE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2307938	ROOF	15,680	06/21/2023
B2307237	MOTORIZED PERGOLA	11,235	06/05/2023
B2218316	SWIM POOL	81,110	12/13/2022
B984797	GARAGE	10,000	03/01/1997
2516	H/AC	3,100	04/08/1988
4928	NEW CONSTR	3,400	04/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1088/0475	10/17/2002	WD	U	I	07	100
GRANTOR: KEELING DWAYNE & VICK						
GRANTEE: BISHOP MICHAEL & TI						
0751/0212	2/09/1996	WD	Q	I		95,000
GRANTOR: KEELING DWAYNE A & VI						
GRANTEE: BISHOP MICHAEL S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S2 PTO=[YR=2007] W17 S20 E17 N20$ S20 W17 N20 W20 S48 E18 FOP=[YR=1993] S4 E20 N4 FGR=[YR=1993] E22 N20 W22 S20$ N4 W20 S4$ N4 E20 N16 E22 N30$.

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	0812	CONCRETE C	0	100	0	0	2,160.00	SF	4.00	4.00	100	1988	1988	3	57	4,925	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2003	2003	3	36	5,040	
4	0810	CONCRETE A	0	100	0	0	215.00	SF	6.50	6.50	100	2000	2000	3	80	1,118	
5	0351	CARPORT MT	0	100	30	16	480.00	SF	5.00	5.00	100	2018	2018	3	86	2,064	
6	0351	CARPORT MT	0	100	30	14	420.00	SF	5.00	5.00	100	2020	2020	3	93	1,953	

LAND DESCRIPTION

TOTAL OB/XF 17,410

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 02/12/2018 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS