BLOCK 4 LOT 6
IN OR 880/232
SPRING LAKE EST #1 PB 5/183

PORTER GREGORY S & LISA K
55095 DEER RUN DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197A-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

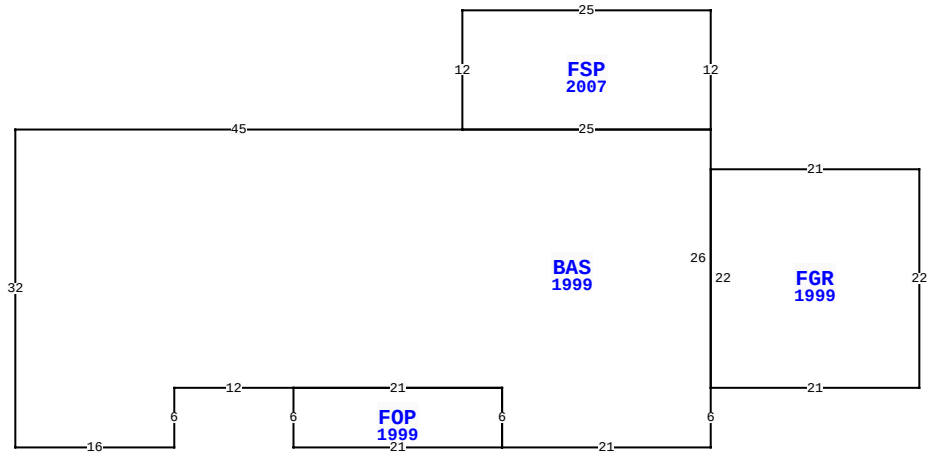
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	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	2,042	100	2,042	222,294
FGR	462	55	254	27,651
FOP	126	30	38	4,137
FSP	300	40	120	13,063
TOTALS	2,930		2,454	267,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,454	103.2960	122.66	301,008	1999	1999	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2000 Heated Area: 2042 HX Base Yr 2000



55095 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		267,145
TOTAL MARKET OB/XF VALUE		9,088
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		326,233
SOH/AGL Deduction		171,360
ASSESSED VALUE		154,873
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,873
TOTAL JUST VALUE		326,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996114	NEW CONSTR	99,500	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0880/0232	4/23/1999	WD	Q	I		169,000
GRANTOR: R B GAY CONSTRUCTION						
GRANTEE: PORTER GREGORY S &						
0726/1104	3/29/1995	CT	U	V	14	1,000
GRANTOR: CLERK OF COURT						
GRANTEE: R B GAY CONST CO IN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W25 S12 BAS=[YR=1999] W45 S32 E16 N6 E12 FOP=[YR=1999] S6 E21 N6 W21$ E21 S6 E21 N6 FGR=[YR=1999] E21 N22 W21 S22$ N26 W25$ E25 N12$.

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	1,057.00	SF	6.50	6.50	100	1999	1999	3	79	5,428	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
3	1242	WD DECK A	0	100	0	0	144.00	SF	10.00	10.00	100	2010	2010	3	50	720	

LAND DESCRIPTION

TOTAL OB/XF 9,088

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		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