

BLOCK 4 LOT 12
IN OR 734 PG 198
SPRING LAKE EST #1 PB 5/183

DAVIS GEORGE W & DALE B
55199 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197A-0004-0120



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 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100

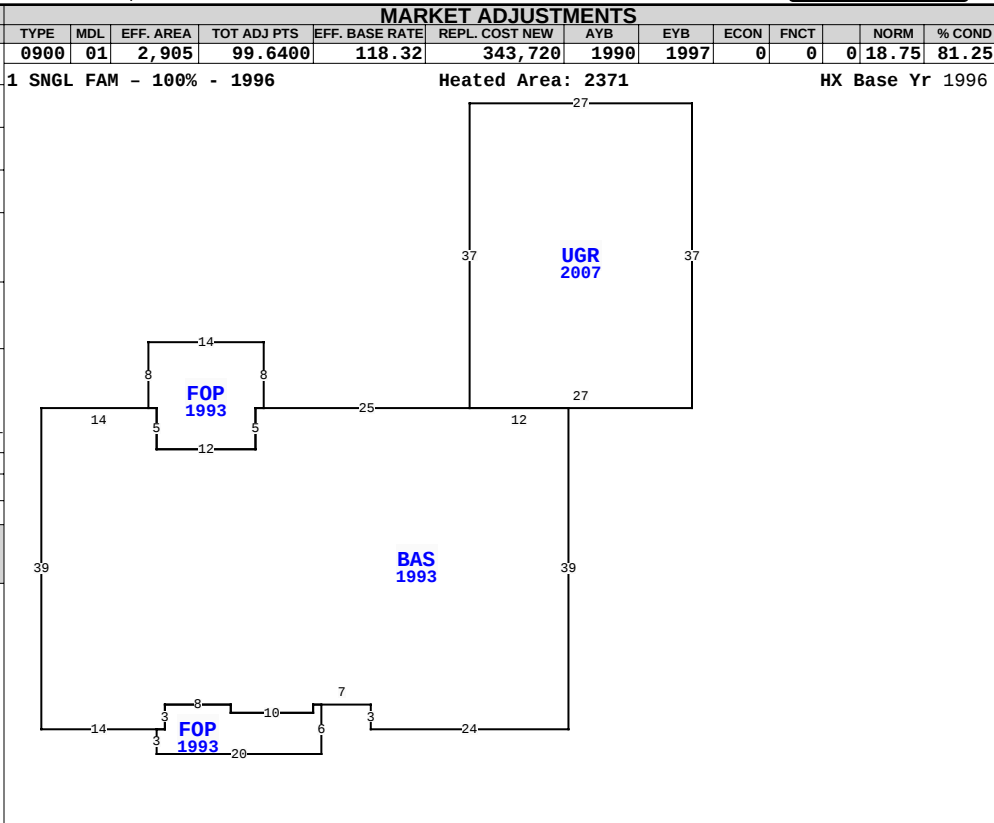
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,371	100	2,371	227,936
FOP	107	30	32	3,076
FOP	172	30	52	4,999
UGR	999	45	450	43,261

TOTALS	3,649		2,905	279,272
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	823.00	SF	5.20	5.20	
3	1127	BRICK 8"	0	100	0	0	42.00	SF	11.00	11.00	
4	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	528.00	SF	7.25	7.25	
6	0812	CONCRETE C	0	100	0	0	1,128.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	100	0006	RS-1	0.00	0.00	1.00	LT	



55199 DEER RUN RD, CALLAHAN	BLD DATE	07/28/2008	JW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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	1990	1990	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	823.00	SF	5.20	5.20	100	1990	1990	3	62	2,653	
3	1127	BRICK 8"	0	100	0	0	42.00	SF	11.00	11.00	100	1990	1990	3	87	402	
4	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	1996	1996	3	20	8,160	
5	0845	KOOL DECK	0	100	0	0	528.00	SF	7.25	7.25	100	1996	1996	3	73	2,794	
6	0812	CONCRETE C	0	100	0	0	1,128.00	SF	4.00	4.00	100	1996	1996	3	73	3,294	

TOTAL OB/XF											
19,753											

NASSAU COUNTY PROPERTY											
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6											
VALUATION SUMMARY											
STANDARD											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
279,272											
TOTAL MARKET OB/XF VALUE											
19,753											
TOTAL LAND VALUE - MARKET											
50,000											
TOTAL MARKET VALUE											
349,025											
SOH/AGL Deduction											
174,336											
ASSESSED VALUE											
174,689											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
124,689											
TOTAL JUST VALUE											
349,025											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
276,383											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313634	REPAIR/RRF	8,700	10/01/2013
B9602599	GARAGE	20,000	06/01/1996
6432	NEW CONSTR	84,900	05/01/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0734/0198	7/18/1995	WD	Q	I		122,000	
GRANTOR: FORD NORMAN & KANDACE							
GRANTEE: DAVIS GEORGE & DALE							
0645/0381	12/30/1991	QC	U	I	06	38,000	
GRANTOR: FORD NORMAN & DIANA							
GRANTEE: FORD NORMAN L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=2007] W27 S37 BAS=[YR=1993] W25 FOP=[YR=1993] N8 W14 S8 E1 S5 E12 N5 E1\$ W1 S5 W12 N5 W14 S39 E14 FOP=[YR=1993] S3 E20 N6 W1 S1 W10 N1 W8 S3 W1\$ E1 N3 E8 S1 E10 N1 E7 S3 E24 N39 W12\$ E27 N37\$.											