BLOCK 4 LOT 13
IN OR 900/1102
SPRING LAKE EST #1 PB 5/183

SHARPE JONATHAN W & JAIME LYNN
55229 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197A-0004-0130

BUILDING CHARACTERISTICS

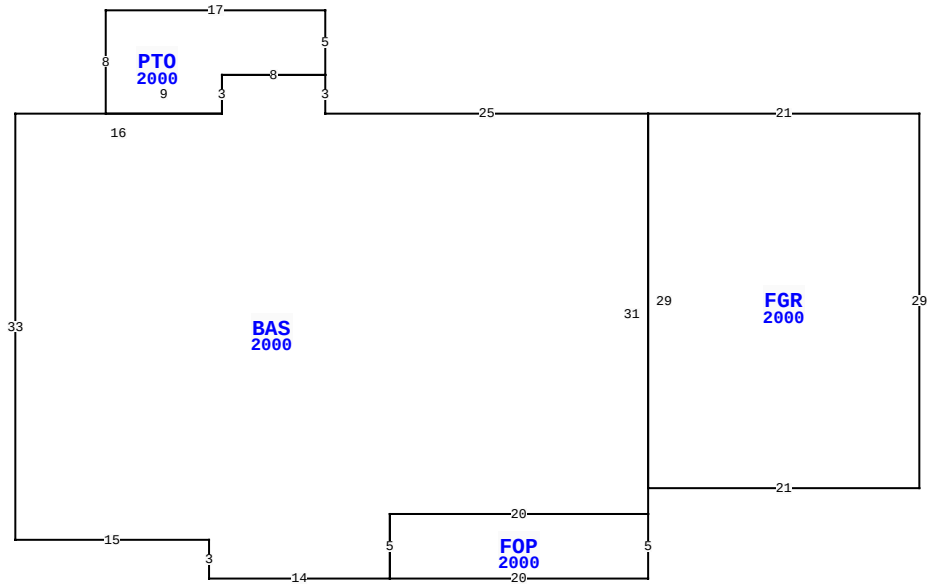
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,643	100	1,643	181,842
FGR	609	55	335	37,077
FOP	100	30	30	3,321
PTO	112	5	6	664
TOTALS	2,464		2,014	222,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,014	106.8200	126.85	255,476	2000	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2001 Heated Area: 1643 HX Base Yr 2001



55229 DEER RUN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		222,903
TOTAL MARKET OB/XF VALUE		13,952
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		286,855
SOH/AGL Deduction		150,564
ASSESSED VALUE		136,291
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,291
TOTAL JUST VALUE		286,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006510	REPAIR/RRF	11,865	04/26/2022
B007041	NEW CONSTR	105,000	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0900/1102	9/23/1999	WD	Q	V		25,000
GRANTOR: FORD HENRY HUBERT						
GRANTEE: SHARPE JONATHAN & J						
0631/0802	7/19/1991	WD	Q	V		21,500
GRANTOR: HEDRICK WM & HAZEL						
GRANTEE: FORD HENRY HUBERT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2000] W21 BAS=[YR=2000] W25 N3 PTO=[YR=2000] N5 W17 S8 E9 N3 E8 $ W8 S3 W16 S33 E15 S3 E14 FOP=[YR=2000] E20 N5 W20 S5 $ N5 E20 N31 $ S29 E21 N29 $.

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	1,689.00	SF	6.50	6.50	100	2000	2000	3	80	8,783	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2005	2005	3	69	1,987	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207	

LAND DESCRIPTION

TOTAL OB/XF 13,952

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 06/14/2022 BY TWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS