BLOCK 5 LOT 11
IN OR 1737/882
SPRING LAKE EST #2 PB 5/185

HAGAN JOSHUA S
55321 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197B-0005-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

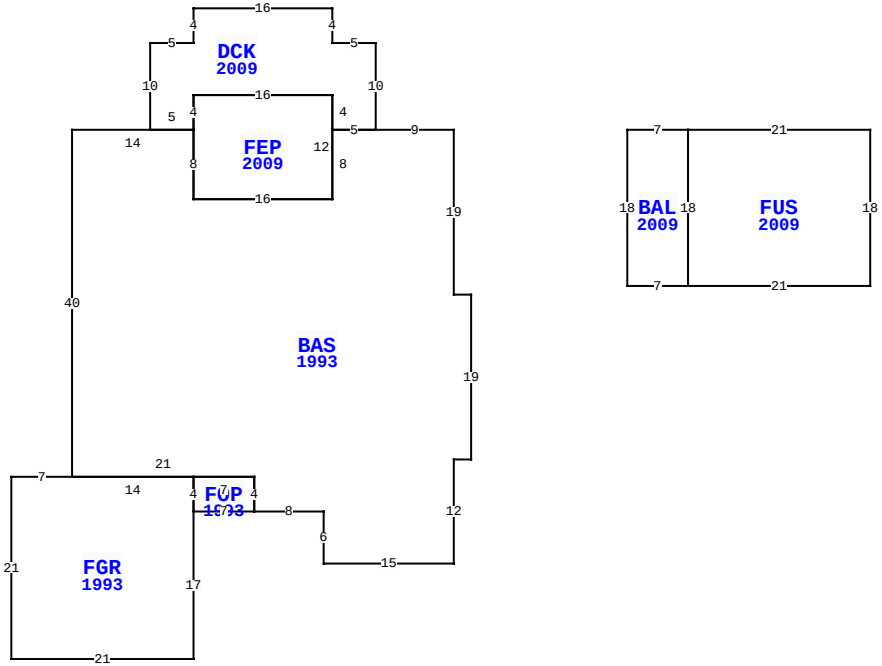
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
BAL	126	15	19	2,061
BAS	1,852	100	1,852	200,810
DCK	260	10	26	2,819
FEP	192	80	154	16,698
FGR	441	55	243	26,348
FOP	28	30	8	868
FUS	378	100	378	40,986
TOTALS	3,277		2,680	290,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,680	106.1760	126.08	337,894	1989	1994	0	0	0	14.00	86.00

1 SNGL FAM – 0% - 0 Heated Area: 2230 HX Base Yr



55321 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	290,589
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	349,289
SOH/AGL Deduction	67,613
ASSESSED VALUE	281,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,676
TOTAL JUST VALUE	349,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010376	REPAIR/RRF	14,975	08/09/2021
5684	NEW CONSTR	74,000	04/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1737/0882	4/25/2011	WD	Q	I	02	190,000
GRANTOR: JONES ANTHONY L & CYN						
GRANTEE: HAGAN JOSHUA S						
0536/0922	2/11/1988	WD	Q	V		22,700
GRANTOR: SPRING LAKE EST						
GRANTEE: JONES ANTHONY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 DCK=[YR=2009] N10 W5 N4 W16 S4 W5 S10 E5 FEP=[YR=2009] S8 E16 N12 W16 S4$ N4 E16 S4 E5$ W5 S8 W16 N8 W14 S40 FGR=[YR=1993] W7 S21 E21 N17 FOP=[YR=1993] E7 N4 W7 S4$ N4 W14$ E21 S4 E8 S6 E15 N12 E2 N19 W2 N19$ PTR=E20 BAL=[YR=2009] E7 FUS=[YR=2009] E21 S18 W21 N18$ S18 W7 N18$ W20$.

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	0811	CONCRETE B	0	0	0	0	1,669.00	SF	5.20	5.20	100	1989	1989	3	59.5	5,164	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	
3	0300	BOAT DCK W	0	0	8	11	88.00	SF	40.00	40.00	100	1991	1991	3	20	704	
4	0820	WOOD WALK	0	0	52	3	156.00	SF	11.75	11.75	100	1991	1991	3	40	733	
5	0855	CONC PAVER	0	0	66	2	132.00	SF	7.00	7.00	100	2000	2000	3	80	739	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	0		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 01/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS