BLOCK 6 LOT 2
IN OR 1605/1391
SPRING LAKE EST #2 PB 5/185

PERRY MARK E &/PATTERSON MARK JR
55414 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197B-0006-0020

BUILDING CHARACTERISTICS

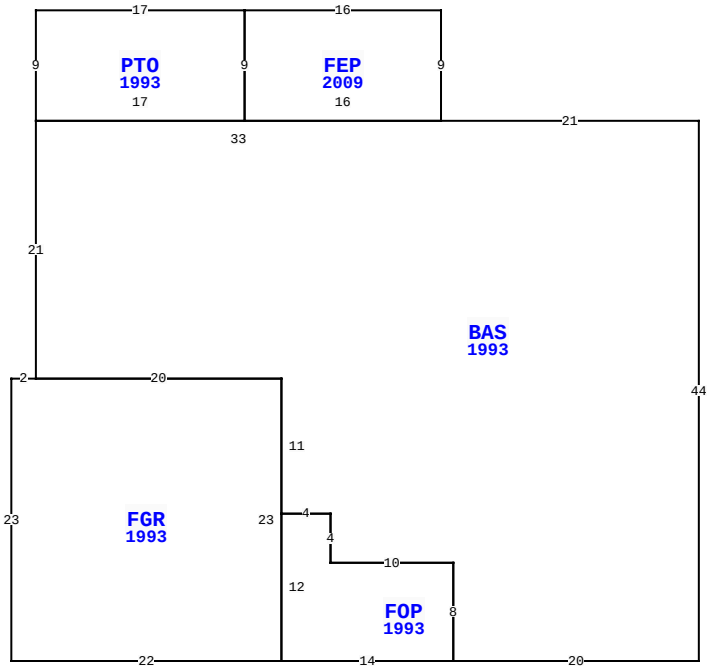
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,788	100	1,788	180,879
FEP	144	80	115	11,634
FGR	506	55	278	28,123
FOP	128	30	38	3,844
PTO	153	5	8	809
TOTALS	2,719		2,227	225,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,227	106.8200	126.85	282,495	1990	1995	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2000 Heated Area: 1788 HX Base Yr 2000



55414 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		225,290
TOTAL MARKET OB/XF VALUE		10,784
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		286,074
SOH/AGL Deduction		144,499
ASSESSED VALUE		141,575
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		86,575
TOTAL JUST VALUE		286,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313553	REPAIR/RRF	10,000	07/01/2013
7802	NEW CONSTR	800	11/07/1991
7642	REPAIR/RRF	7,000	10/28/1991
3493	H/AC	4,600	08/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1605/1391	2/17/2009	QC	U	I	11	100
GRANTOR: PERRY MARK E & TAMMY						
GRANTEE: PERRY MARK E & MARK						
0883/0128	5/13/1999	WD	Q	I		143,000
GRANTOR: LYNCH GERALD L SR & E						
GRANTEE: PERRY MARK E & TAMM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FEP=[YR=2009] N9 W16 PTO=[YR=1993] W17 S9 E17 N9 $ S9 E16 $ W33 S21 FGR=[YR=1993] W2 S23 E22 FOP=[YR=1993] E14 N8 W10 N4 W4 S12 $ N23 W20 $ E20 S11 E4 S4 E10 S8 E20 N44 $.

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	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	0812	CONCRETE C	0	100	0	0	1,879.00	SF	4.00	4.00	100	1990	1990	3	62	4,660	
3	0940	SHEDS/PORT	0	100	16	23	368.00	SF	19.50	19.50	100	1992	1992	3	20	1,435	
4	0810	CONCRETE A	0	100	0	0	492.00	SF	6.50	6.50	100	1994	1994	3	70	2,239	

LAND DESCRIPTION

TOTAL OB/XF 10,784

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 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