BLOCK 6 LOT 5
IN OR 2201/348
SPRING LAKE EST #2 PB 5/185

POLLARD TERI LYNN
55370 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197B-0006-0050

BUILDING CHARACTERISTICS

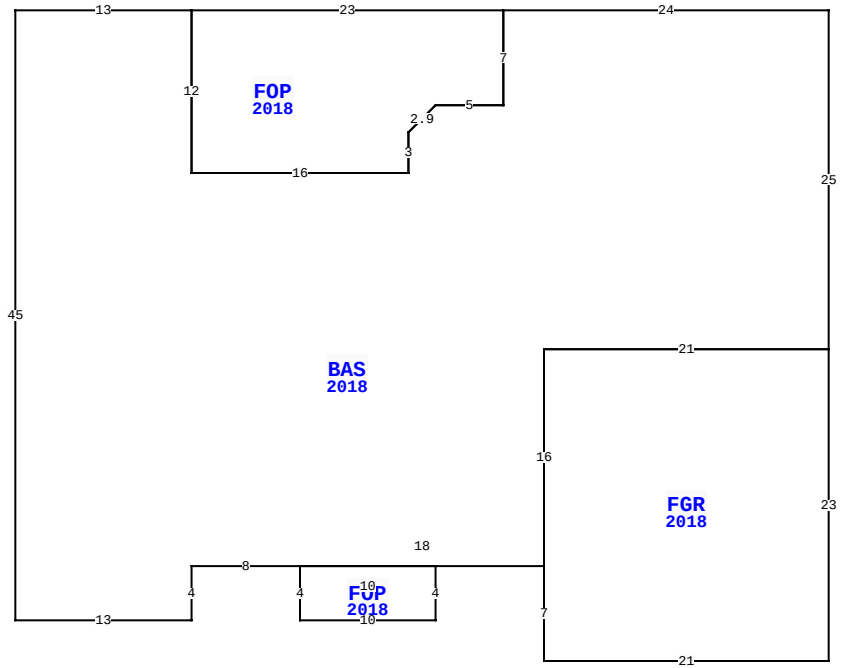
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,933	100	1,933	254,569
FGR	483	55	266	35,031
FOP	40	30	12	1,580
FOP	243	30	73	9,614
TOTALS	2,699		2,284	300,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,284	112.6510	133.77	305,531	2018	2018	0	0	0	1.55	98.45

1 SNGL FAM – 100% - 2019 Heated Area: 1933 HX Base Yr 2019



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

55370 DEER RUN RD, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		317,799
TOTAL MARKET OB/XF VALUE		9,549
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		377,348
SOH/AGL Deduction		163,769
ASSESSED VALUE		213,579
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,579
TOTAL JUST VALUE		377,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006499	GARAGE	38,240	09/01/2018
18006542	CARPORT	17,208	09/01/2018
17003600	CO ISSUED	0	05/25/2018
17003600	NEW CONSTR	252,057	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2201/0348	5/31/2018	WD	Q	I	01	287,200
GRANTOR: MURDOCK CHRISTOPHER						
GRANTEE: POLLARD TERI LYNN						
2061/0954	7/22/2016	WD	Q	V	01	31,500
GRANTOR: LEWIN K RENAE						
GRANTEE: MURDOCK CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] W23 S12 E16 N3 U2 R2 E5 N7$ S7 W5 D2 L2 S3 W16 N12 W13 S45 E13 N4 E8 FOP=[YR=2018] S4 E10 N4 W10$ E18 FGR=[YR=2018] S7 E21 N23 W21 S16$ N16 E21 N25$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0812	CONCRETE C	0	100	0	0	1,486.00	SF	4.00	4.00	100	2018	2018	3	98	5,825	
3	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2018	2018	3	95	1,459	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 9,549

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		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 01/25/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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SPRING LAKE EST #2 PB 5/185

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55370 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197B-0006-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

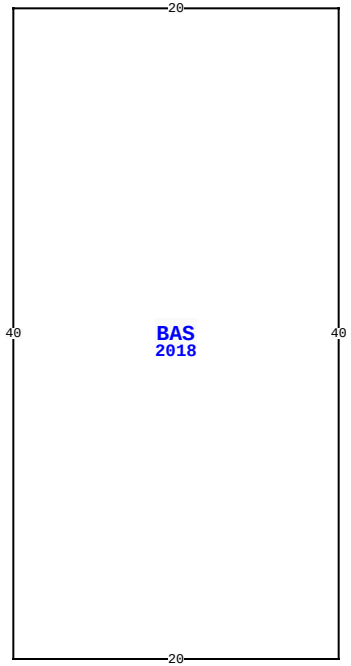
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	17,004
TOTALS	800		800	17,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	63.2500	22.14	17,712	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2019 Heated Area: 800 HX Base Yr 2019



55370 DEER RUN RD, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE
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NASSAU COUNTY PROPERTY

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2061/0954	7/22/2016	WD	Q	V	01	31,500
GRANTOR: LEWIN K RENAE						
GRANTEE: MURDOCK CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 S40 E20 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/25/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS