BLOCK 6 LOT 7
IN OR 1586/68
SPRING LAKE EST #2 PB 5/185

BROYLES LVG TRUST/BROYLES WILLIAM C TRUSTEE
55334 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197B-0006-0070

BUILDING CHARACTERISTICS

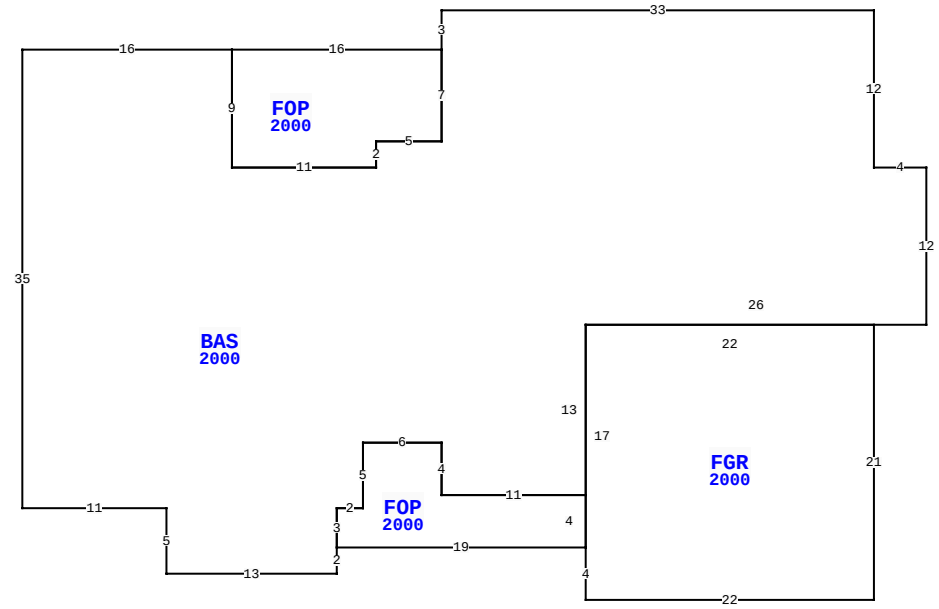
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,004	100	2,004	213,332
FGR	462	55	254	27,039
FOP	98	30	29	3,087
FOP	134	30	40	4,258
TOTALS	2,698		2,327	247,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,327	103.0960	122.43	284,895	2000	2000	0	0	0	13.05	86.95

1 SNGL FAM – 100% - 2001 Heated Area: 2004 HX Base Yr 2001



55334 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		247,716
TOTAL MARKET OB/XF VALUE		9,833
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		307,549
SOH/AGL Deduction		147,510
ASSESSED VALUE		160,039
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,039
TOTAL JUST VALUE		307,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11245	XFOB	2,200	06/01/2003
B007287	NEW CONSTR	139,000	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1586/0068	9/22/2008	WD	U	I	01	100
GRANTOR: BROYLES WILLIAM C & C						
GRANTEE: BROYLES WILLIAM C &						
0785/1843	2/28/1997	WD	Q	V		14,500
GRANTOR: SPRING LAKE ESTATES O						
GRANTEE: BROYLES WM C & CAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W4 N12 W33 S3 FOP=[YR=2000] W16 S9 E11 N2 E5 N7 $ S7 W5 S2 W11 N9 W16 S35 E11 S5 E13 N2 FOP=[YR=2000] E19 FGR=[YR=2000] S4 E22 N21 W22 S17 $ N4 W11 N4 W6 S5 W2 S3 $ N3 E2 N5 E6 S4 E11 N13 E26 N12 $.

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	2000	2000	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	2,143.00	SF	4.00	4.00	100	2000	2000	3	80	6,858	

LAND DESCRIPTION

TOTAL OB/XF 9,833

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	000100	C	SFR	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 06/28/2017 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS