BLOCK 6 LOT 9
IN OR 1170/1911
SPRING LAKE EST #2 PB 5/185

PHINAZEE SANDRA B
55300 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197B-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

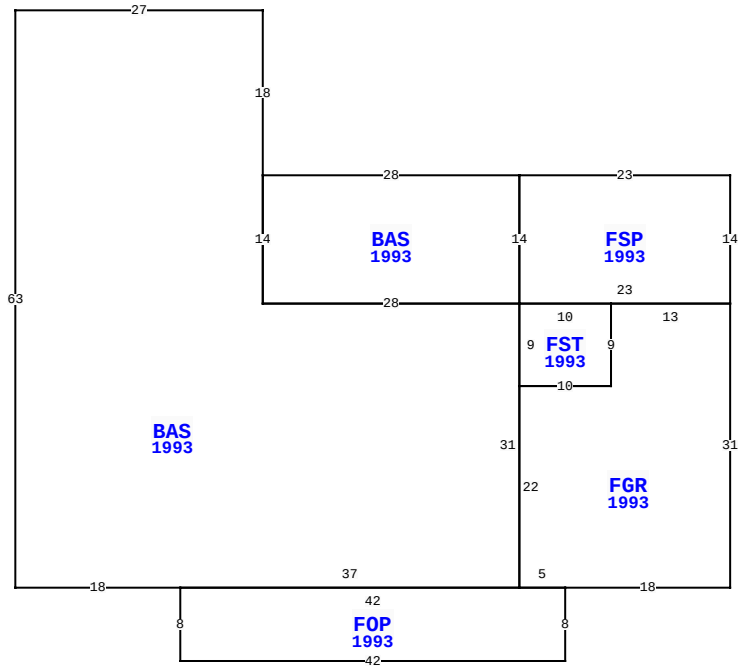
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	392	100	392	35,417
BAS	2,569	100	2,569	232,106
FGR	623	55	343	30,989
FOP	336	30	101	9,125
FSP	322	40	129	11,655
FST	90	55	50	4,518
TOTALS	4,332		3,584	323,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,584	95.4000	113.29	406,031	1990	1995	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2002 Heated Area: 2961 HX Base Yr 2002



55300 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		323,810
TOTAL MARKET OB/XF VALUE		10,869
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		384,679
SOH/AGL Deduction		200,561
ASSESSED VALUE		184,118
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		124,118
TOTAL JUST VALUE		384,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003022	REPAIR/RRF	24,000	03/12/2021
7729	GARAGE	8,160	12/17/1991
6239	NEW CONSTR	105,833	01/22/1990
6439	TEMP POLE	3,900	01/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1170/1911	9/12/2003	WD	U	I	07	100
GRANTOR: BANKERS TRUST CO OF C						
GRANTEE: PHINAZEE HERBERT W						
1028/0209	12/31/2001	WD	U	I	05	170,000
GRANTOR: BANKERS TRUST COMPANY						
GRANTEE: PHINAZEE HERBERT &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W23 BAS=[YR=1993] W28 BAS=[YR=1993] N18 W27 S63 E18 FOP=[YR=1993] S8 E42 N8 FGR=[YR=1993] E18 N31W13FST=[YR=1993] W10 S9E10 N9$ S9 W10 S22 E5$ W42$ E37 N31 W28 N14$ S14 E28 N14$ S14 E23 N14$.

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	2,040.00	SF	4.00	4.00	100	1990	1990	3	62	5,059	
3	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1992	1992	3	20	3,360	

LAND DESCRIPTION

TOTAL OB/XF 10,869

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		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 10/21/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS