

BLOCK 6 LOT 12
ESMT OR 1158/1979
SPRING LAKE EST #2 PB 5/185

DADDONA DIANA CHRISTINE
55268 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197B-0006-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,304	100	2,304	217,309
FGR	736	55	405	38,199
FOP	207	30	62	5,848
FUS	1,604	100	1,604	151,286
SFB	666	80	533	50,272
UOP	858	20	172	16,223

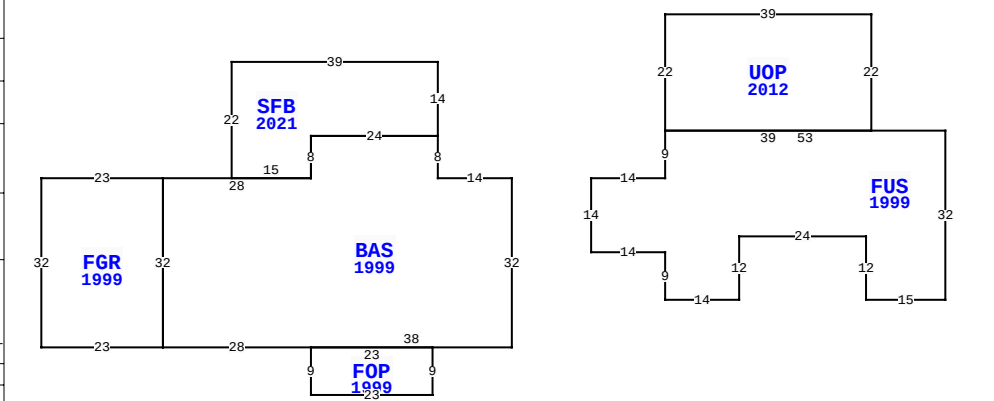
TOTALS	6,375		5,080	479,136
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0812	CONCRETE C	0 100	0	0	2,749.00	SF	4.00	4.00
5	0811	CONCRETE B	0 100	0	0	886.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00

REVIEW DATE 01/31/2022 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	5,080	114.2138	103.08	523,646	1999	2004	0	0	8.50	91.50	
1 SINGLE FAM - 100% - 2022 Heated Area: 4441 HX Base Yr 2022												



55268 DEER RUN RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF												
14,163												

TOTAL OB/XF												
14,163												

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		479,136	
TOTAL MARKET OB/XF VALUE		14,163	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		543,299	
SOH/AGL Deduction		114,096	
ASSESSED VALUE		429,203	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		379,203	
TOTAL JUST VALUE		543,299	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		460,451	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013940	REPAIR/RRF	19,747	10/12/2021
B99	NEW CONSTR	172,276	12/01/1999
995826	CHNGE SRVC	0	01/04/1999
B974233	NEW CONSTR	172,276	08/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2512/1994	11/10/2021	WD	Q	I	02
GRANTOR: NORRIS SEAN & STEPHAN					
GRANTEE: DADDONA DIANA CHRIS					
2057/1073	7/07/2016	WD	U	I	38
GRANTOR: LIZOTTE TIMOTHY B					
GRANTEE: NORRIS SEAN & STEPH					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=1999] W14 N8 SFB=[YR=2021] N14 W39 S22 E15 N8 E24\$ W24 S8 W28 FGR=[YR=1999] W23 S32 E23 N32\$ S32 E28 FOP=[YR=1999] S9 E23 N9 W23\$ E38 N32\$ PTR=E15 FUS=[YR=1999] E14 N9 UOP=[YR=2012] N22 E39 S22 W39\$ E53 S32 W15 N12 W24 S12 W14 N9W14 N14\$ W15\$.					

TOTAL OB/XF												
14,163												

PRINTED 08/02/2023 BY SYS