BLOCK 6 LOT 13
IN OR 2013/1329
SPRING LAKE EST #2 PB 5/185

PERRY CLYDE A & DEBRA JO
55260 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197B-0006-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

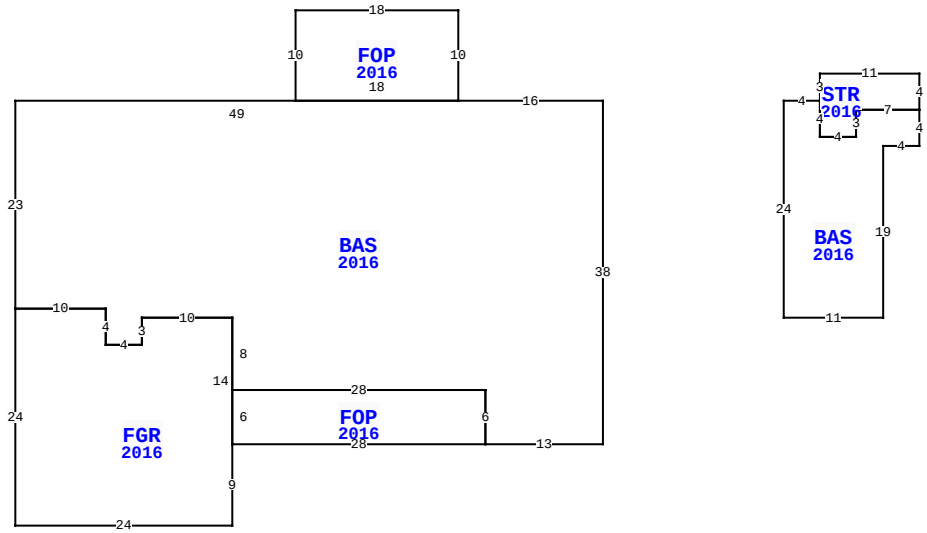
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	261	100	261	31,911
BAS	1,968	100	1,968	240,617
FGR	550	55	302	36,924
FOP	168	30	50	6,113
FOP	180	30	54	6,603
STR	56	10	6	733
TOTALS	3,183		2,641	322,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,641	105.6000	125.40	331,181	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2017 Heated Area: 2229 HX Base Yr 2017



55260 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		322,901
TOTAL MARKET OB/XF VALUE		80,828
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		453,729
SOH/AGL Deduction		177,584
ASSESSED VALUE		276,145
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,145
TOTAL JUST VALUE		453,729
NCON VALUE		45,889
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902595	SWIM POOL	25,875	03/15/2019
B1632404	CO ISSUED	0	12/15/2016
B1632890	CARPORT	18,749	08/01/2016
B1632404	NEW CONSTR	278,972	05/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2013/1329	11/09/2015	WD	Q	V	02	27,000
GRANTOR: LIZOTTE TIMOTHY &						
GRANTEE: PERRY CLYDE A & DEB						
1725/1317	2/07/2011	WD	U	V	37	22,000
GRANTOR: KILLINGSWORTH JASON &						
GRANTEE: LIZOTTE TIMOTHY & Y						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	2,640.00	SF	4.00	4.00	100	2016	2016	3	97	10,243	
2	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	100	2016	2016	3	84	24,696	
3	0680	POLE SHED	0	100	10	35	350.00	SF	10.00	10.00	100	2018	2018	3	90	3,150	
4	0861	POOL GUNIT	0	100	0	0	489.00	SF	85.00	85.00	100	2019	2019	3	93	38,655	
5	0845	KOOL DECK	0	100	0	0	569.00	SF	7.25	7.25	100	2019	2019	3	99	4,084	

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FOP=[YR=2016] N10 W18 S10 E18$ W49 S23 FGR=[YR=2016] S24 E24 N9 FOP=[YR=2016] E28 N6 W28 S6$ N14 W10 S3 W4 N4 W10$ E10 S4 E4 N3 E10 S8 E28 S6 E13 N38$ PTR=E20 BAS=[YR=2016] E4 STR=[YR=2016] N3 E11 S4 W7 S3 W4 N4$ S4 E4 N3 E7 S4 W4 S19 W11 N24$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 80,828

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS