BLOCK 7 LOT 6
SPRING LAKE EST #2 PB 5/185

HIRCHERT THOMAS WILLIAM & REBECCA H
55377 DEER RUNN DR
CALLAHAN, FL 32011

2023

46-2N-25-197B-0007-0060

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04

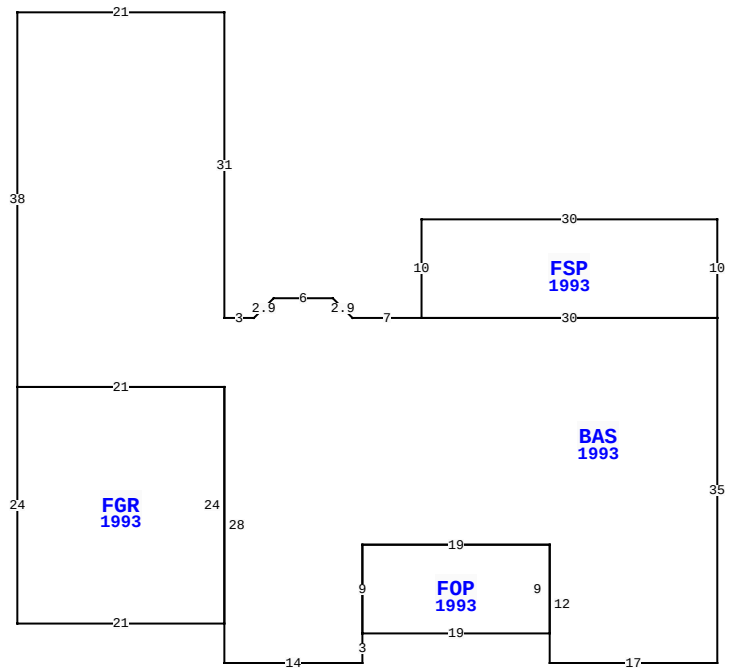
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,336	100	2,336	265,919
FGR	504	55	277	31,532
FOP	171	30	51	5,806
FSP	300	40	120	13,660
TOTALS	3,311		2,784	316,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,784	109.8720	130.47	363,228	1990	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2022 Heated Area: 2336 HX Base Yr 2022



55377 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		316,916
TOTAL MARKET OB/XF VALUE		23,991
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		390,907
SOH/AGL Deduction		104,137
ASSESSED VALUE		286,770
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,770
TOTAL JUST VALUE		390,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970703	REPAIR/RRF	0	12/01/1997
6106	NEW CONSTR	91,438	11/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/1712	12/06/2021	WD	Q	I	01	415,000
GRANTOR: CITYGATE HOMES LLC						
GRANTEE: HIRCHERT THOMAS WIL						
2464/1205	5/18/2021	WD	Q	I	01	246,300
GRANTOR: JOHNSON MATTHEW & JES						
GRANTEE: CITYGATE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W30 S10 BAS=[YR=1993] W7 U2 L2 W6 D2 L2 W3 N31 W21 S38 FGR=[YR=1993] S24 E21 N24 W21 $ E21 S28 E14 N3 FOP=[YR=1993] E19 N9 W19 S9 $ N9 E19 S12 E17 N35 W30 $ E30 N10 $.

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	0861	POOL GUNIT	0	100	28	18	504.00	SF	85.00	85.00	100	1990	1990	3	20	8,568	
3	0812	CONCRETE C	0	100	0	0	4,146.00	SF	4.00	4.00	100	1990	1990	3	62	10,282	
4	0845	KOOL DECK	0	100	108	5	540.00	SF	7.25	7.25	100	1990	1990	3	62	2,427	
5	1242	WD DECK A	0	100	0	0	132.00	SF	10.00	10.00	100	1997	1997	3	20	264	

LAND DESCRIPTION

TOTAL OB/XF 23,991

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 06/03/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS