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

FOWLER JARRETT D
55387 DEER RUN RD
CALLAHAN, FL 32011

2023

46-2N-25-197B-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

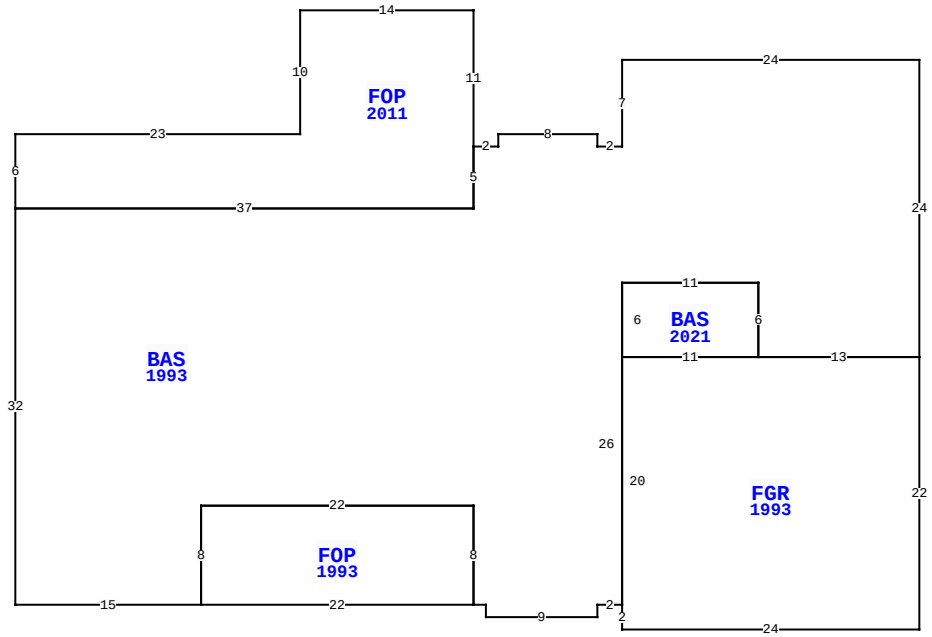
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,979	100	1,979	223,567
BAS	66	100	66	7,456
FGR	528	55	290	32,762
FOP	176	30	53	5,987
FOP	362	30	109	12,314
TOTALS	3,111		2,497	282,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,497	109.3440	129.85	324,235	1991	1996	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2023 Heated Area: 2045 HX Base Yr 2023



55387 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		282,084
TOTAL MARKET OB/XF VALUE		23,532
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		355,616
SOH/AGL Deduction		0
ASSESSED VALUE		355,616
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		305,616
TOTAL JUST VALUE		355,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24788	REMODEL	3,895	06/01/2011
6519	NEW CONSTR	84,544	06/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/0338	9/16/2021	WD	Q	I	01	313,000
GRANTOR: BAXTER MAGGIE W N/K/A						
GRANTEE: FOWLER JARRETT D						
1420/1807	6/16/2006	WD	Q	I		270,000
GRANTOR: SENESAC TODD A & TERR						
GRANTEE: BAXTER MAGGIE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24S7W2N1 W8 S1 W2 FOP=[YR=2011] N11 W14 S10 W23 S6 E37 N5$ S5 W37 S32 E15 FOP=[YR=1993] E22 N8 W22 S8$ N8 E22 S8 E1 S1 E9 N1 E2 FGR=[YR=1993] S2 E24 N22 W13 BAS=[YR=2021] N6 W11 S6 E11$ W11 S20 $ N26 E11 S6 E13 N24$.

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	1991	1991	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	2,464.00	SF	4.00	4.00	100	1992	1992	3	66	6,505	
3	0476	VF 6 SBPL	0	100	0	0	124.00	LF	32.00	32.00	100	2006	2006	3	72	2,857	
4	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00	85.00	100	1995	1995	3	20	6,528	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	
6	0845	KOOL DECK	0	100	0	0	410.00	SF	7.25	7.25	100	1995	1995	3	72	2,140	
7	0910	SCRN RM L	0	100	0	0	794.00	SF	15.00	15.00	100	1995	1995	3	20	2,382	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 23,532

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 08/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS