

BLOCK 7 LOT 8
IN OR 2057/1588
SPRING LAKE EST #2 PB 5/185

DEAN EDNA C L/E/
55403 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197B-0007-0080



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

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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	2,130	100	2,130	223,030
FGR	509	55	280	29,319
FOP	43	30	13	1,361
FOP	300	30	90	9,424

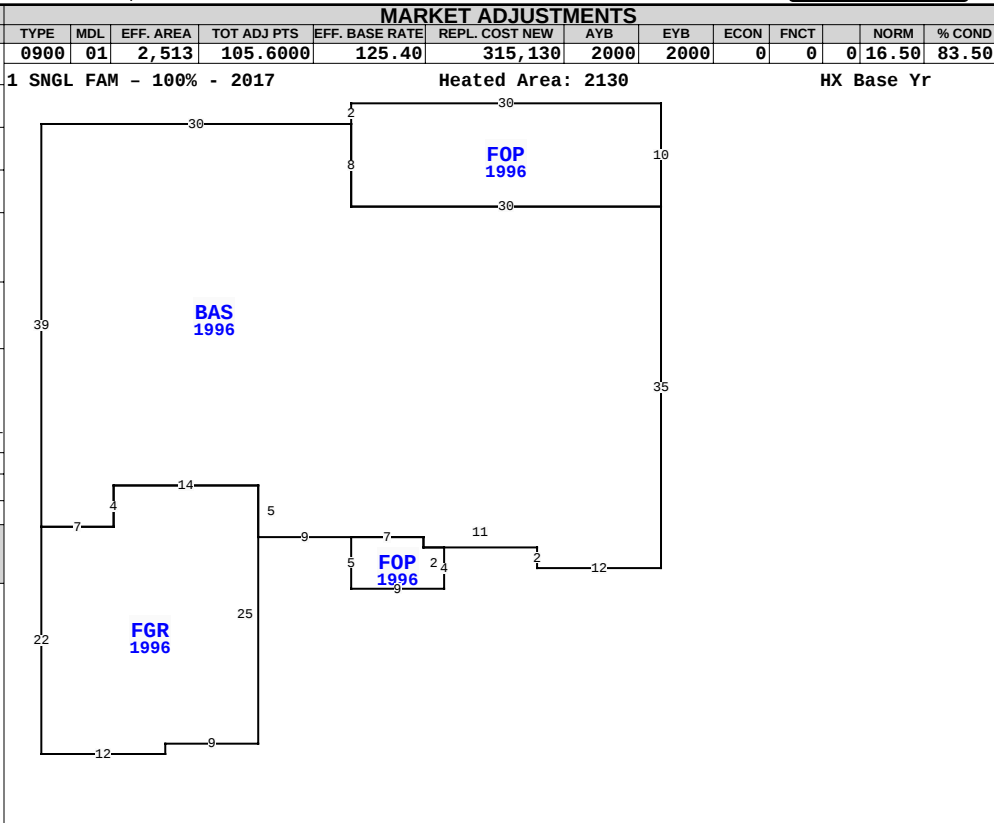
TOTALS	2,982		2,513	263,134
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EXTRA FEATURES

L N	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	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	100	0	0	1,971.00	SF	4.00	4.00	100	1996	1996	3	73	5,755	
3	0476	VF 6 SBPL	0	100	0	0	252.00	LF	32.00	32.00	100	2005	2005	3	69	5,564	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

55403 DEER RUN RD, CALLAHAN

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		263,134
TOTAL MARKET OB/XF VALUE		14,533
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		327,667
SOH/AGL Deduction		128,639
ASSESSED VALUE		199,028
TOTAL EXEMPTION VALUE	13	199,028
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		327,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,147

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313633	REPAIR/RRF	8,200	10/01/2013
B952340	NEW CONSTR	150,000	12/01/1995
E952242	NEW CONSTR	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2057/1588	7/06/2016	WD	U	I	11	100
GRANTOR: DEAN CLARENCE J & EDN						
GRANTEE: DEAN CLARENCE J & E						
1077/0819	8/28/2002	WD	Q	I		179,900
GRANTOR: LIPPINCOTT JAY D & AN						
GRANTEE: DEAN CLARENCE & EDN						

BUILDING NOTES

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BUILDING DIMENSIONS

FOP=[YR=1996] W30 S2 BAS=[YR=1996] W30 S39 FGR=[YR=1996] S22 E12 N1 E9 N25 W14 S4 W7\$ E7 N4 E14 S5 E9 FOP=[YR=1996] S5 E9 N4 W2 N1 W7\$ E7 S1 E11 S2 E12 N35 W30 N8\$ S8 E30 N10\$.