

BLOCK 7 LOT 9
IN OR 1498/1029
SPRING LAKE EST #2 PB 5/185

IVEY RANDAL & MARCELLA/MARCELLA IVEY
55421 DEER RUN RD
CALLAHAN, FL 32011

2023

46-2N-25-197B-0007-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

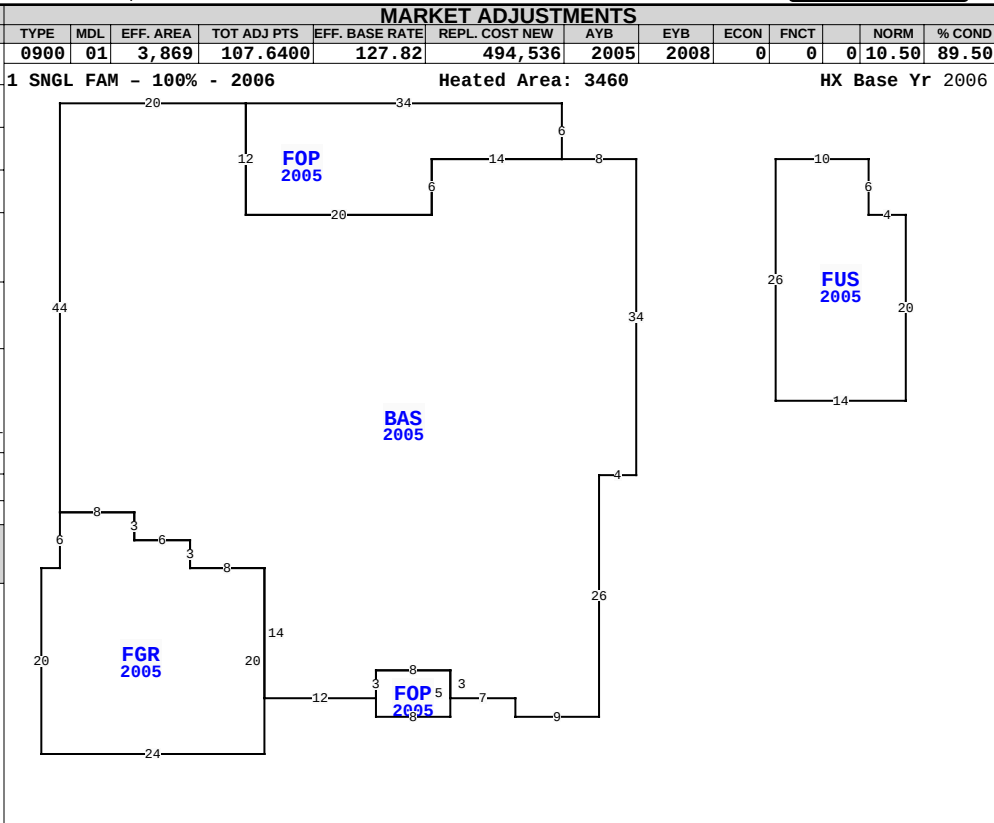
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,120	100	3,120	356,924
FGR	546	55	300	34,320
FOP	40	30	12	1,373
FOP	324	30	97	11,097
FUS	340	100	340	38,896

TOTALS	4,370		3,869	442,610
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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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0812	CONCRETE C	0 100	0	0	1,576.00	SF	4.00	4.00	100	2005
3	0476	VF 6 SBPL	0 100	0	0	180.00	LF	32.00	32.00	100	2007

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



55421 DEER RUN RD, CALLAHAN

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					442,610				
TOTAL MARKET OB/XF VALUE					12,896				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					505,506				
SOH/AGL Deduction					274,293				
ASSESSED VALUE					231,213				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					181,213				
TOTAL JUST VALUE					505,506				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					385,990				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229207	REPAIR/RRF	34,576	10/01/2022
E14602	ELEC OTHER	9,000	03/01/2005
M0509159	MECH OTHER	0	02/01/2005
B12837	NEW CONSTR	245,611	05/18/2004
R6176	REPAIR/RRF	4,000	05/18/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/1029	5/11/2007	QC	U	I	01	100

GRANTOR: IVEY RANDALL & MARCEL						
GRANTEE: IVEY RANDAL & MARCE						
0986/0780	5/15/2001	WD	Q	V		18,500
GRANTOR: VARGAS CLARK						
GRANTEE: IVEY RANDALL & MARC						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2005] W8 FOP=[YR=2005] N6 W34 S12 E20 N6 E14\$ W14 S6 W20 N12 W20 S44 FGR=[YR=2005] S6 W2 S20 E24 N20 W8 N3 W6 N3 W8\$ E8 S3 E6 S3 E8 S14 E12 FOP=[YR=2005] S2 E8 N5 W8 S3 \$ N3 E8 S3 E7 S2 E9 N26 E4 N34 \$ PTR=E15 FUS=[YR=2005] E10 S6 E4 S20 W14 N26\$ W15\$.						