BLOCK 11 LOT 32
SPRING LAKE ESTATES #3 PB5/198

RANDELL JERRY & BRENDA
55592 DEER RUN RD
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

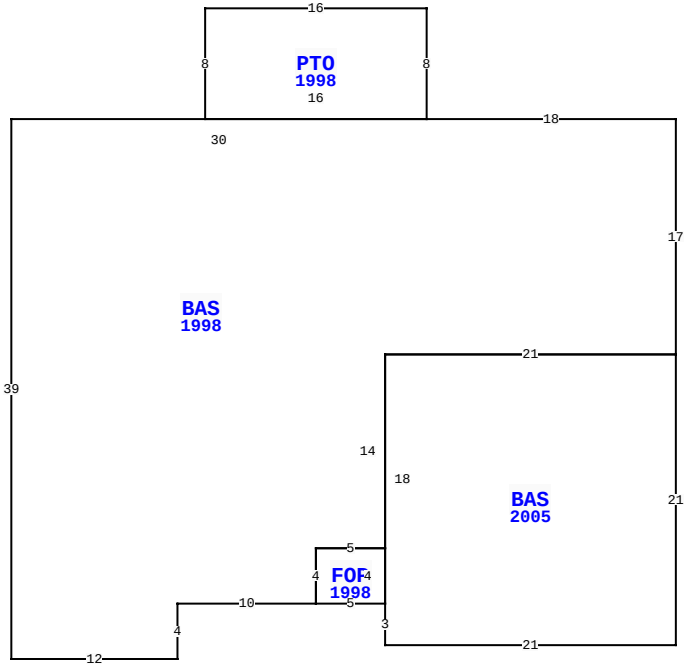
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,330	100	1,330	165,662
BAS	441	100	441	54,930
FOP	20	30	6	748
PTO	128	5	6	748
TOTALS	1,919		1,783	222,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,783	114.2000	135.61	241,793	1998	2005	0	0	0	8.15	91.85

1 SNGL FAM – 100% - 2013 Heated Area: 1771 HX Base Yr 2013



55592 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		233,713
TOTAL MARKET OB/XF VALUE		11,130
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		294,843
SOH/AGL Deduction		148,701
ASSESSED VALUE		146,142
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		91,142
TOTAL JUST VALUE		294,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509783	H/AC	500	05/01/2005
B0514343	REMODEL	22,500	02/01/2005
E0514237	ELEC OTHER	1,000	02/01/2005
R07085	REPAIR/RRF	1,300	02/01/2005
B007665	XFOB	4,000	09/01/2000
B984622	NEW CONSTR	72,462	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/0947	8/20/2019	QC	U	I	11	65,000
GRANTOR: RANDELL JERRY W						
GRANTEE: RANDELL JERRY & BRE						
2306/1122	8/20/2019	QC	U	I	11	100
GRANTOR: RANDELL JERRY W						
GRANTEE: RANDELL JERRY & BRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W18 PTO=[YR=1998] N8 W16 S8 E16 $ W30 S39 E12 N4 E10 FOP=[YR=1998] E5 BAS=[YR=2005] S3 E21 N21 W21 S18 $ N4 W5 S4 $ N4 E5 N14 E21 N17 $.

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	1,691.00	SF	4.00	4.00	100	1998	1998	3	77	5,208	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2000	2000	3	20	682	
3	1242	WD DECK A	0	100	0	0	288.00	SF	10.00	10.00	100	2004	2004	3	24	691	
4	0811	CONCRETE B	0	100	35	15	525.00	SF	5.20	5.20	100	2005	2005	3	87	2,375	
5	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2005	2005	3	69	1,855	
6	0469	VF LATTIC	0	100	0	0	84.00	SF	5.50	5.50	100	2005	2005	3	69	319	

LAND DESCRIPTION

TOTAL OB/XF 11,130

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	0006	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 06/04/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

BLOCK 11 LOT 32
SPRING LAKE ESTATES #3 PB5/198

RANDELL JERRY & BRENDA
55592 DEER RUN RD
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0320

BUILDING CHARACTERISTICS

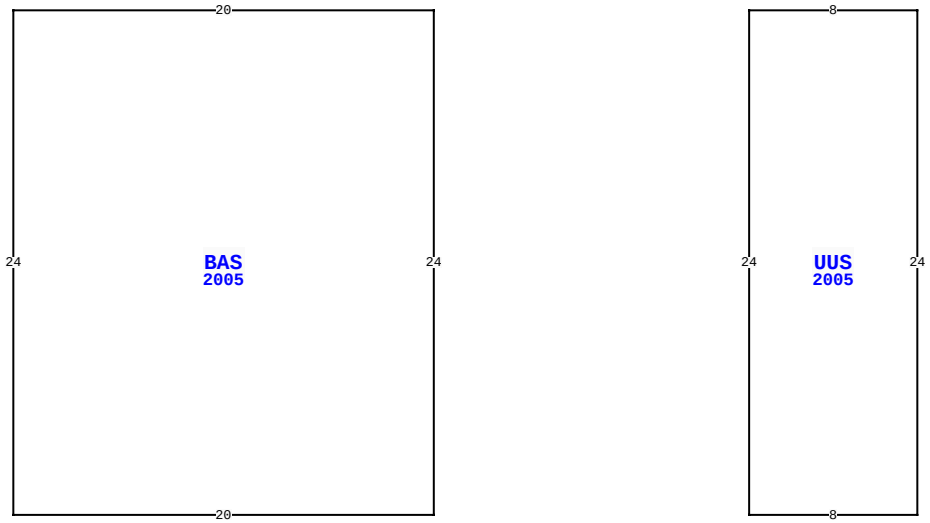
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	480	100	480	9,689
UUS	192	50	96	1,938
TOTALS	672		576	11,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	67.0450	23.47	13,519	2005	2010	0	0	0	14.00	86.00

2 GARAGE RES – 100% - 2013 Heated Area: 480 HX Base Yr 2013



55592 DEER RUN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		233,713
TOTAL MARKET OB/XF VALUE		11,130
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		294,843
SOH/AGL Deduction		148,701
ASSESSED VALUE		146,142
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		91,142
TOTAL JUST VALUE		294,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/0947	8/20/2019	QC	U	I	11	65,000
GRANTOR: RANDELL JERRY W						
GRANTEE: RANDELL JERRY & BRE						
2306/1122	8/20/2019	QC	U	I	11	100
GRANTOR: RANDELL JERRY W						
GRANTEE: RANDELL JERRY & BRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 S24 E20 N24$ PTR= E15 UUS=[YR=2005] E8 S24 W8 N24$ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/04/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS