BLOCK 11 LOT 33
SPRING LAKE ESTATES #3 PB5/198

HEAD DARRYL W & LINDA W
55584 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0330

BUILDING CHARACTERISTICS

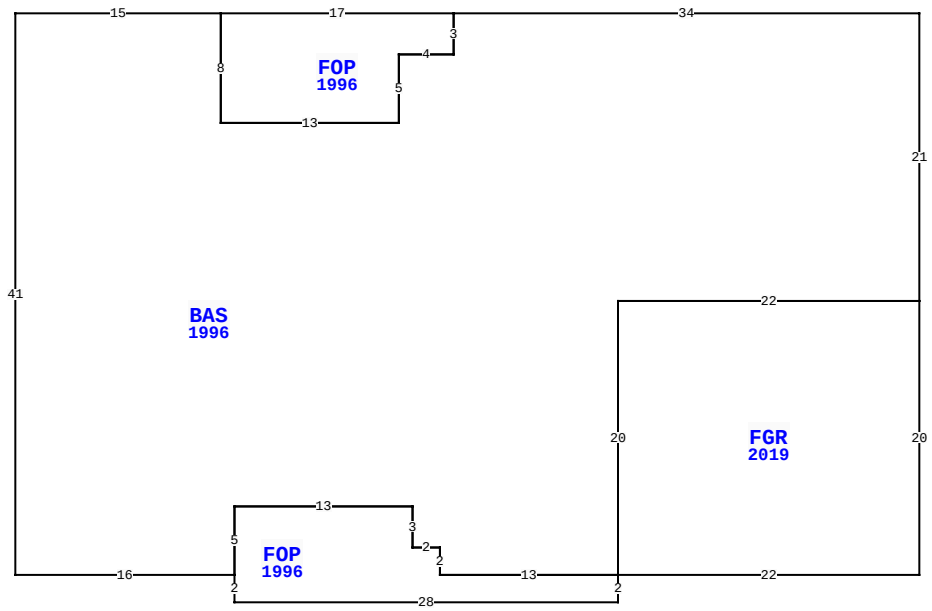
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,081	100	2,081	241,938
FGR	440	55	242	28,136
FOP	116	30	35	4,069
FOP	125	30	38	4,418
TOTALS	2,762		2,396	278,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,396	112.2100	133.25	319,267	1996	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2022 Heated Area: 2081 HX Base Yr 2022



55584 DEER RUN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		288,922
TOTAL MARKET OB/XF VALUE		43,756
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		382,678
SOH/AGL Deduction		109,529
ASSESSED VALUE		273,149
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,149
TOTAL JUST VALUE		382,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007524	REPAIR/RRF	10,000	11/01/2017
B22537	SWIM POOL	40,000	06/01/2009
B007062	REMODEL	16,800	04/01/2000
B006974	GARAGE	18,000	03/01/2000
M961650	H/AC	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/1710	2/19/2021	WD	Q	I	01	360,000
GRANTOR: WYATT RANDY & ANN MAR						
GRANTEE: HEAD DARRYL W & LIN						
2199/0337	5/25/2018	WD	Q	I	02	290,000
GRANTOR: JARRETT ADRIAN D & AN						
GRANTEE: WYATT RANDY & ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W34 FOP=[YR=1996] W17 S8 E13 N5 E4 N3 $ S3 W4 S5 W13 N8 W15 S41 E16 FOP=[YR=1996] S2 E28 N2 W13 N2 W2 N3 W13 S5 $ N5 E13 S3 E2 S2 E13 FGR=[YR=2019] E22 N20 W22 S20$ N20 E22 N21$.

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	1,862.00	SF	4.00	4.00	100	1996	1996	3	73	5,437	
3	0811	CONCRETE B	0	100	0	0	568.00	SF	5.20	5.20	100	2000	2000	3	80	2,363	
6	0861	POOL GUNIT	0	100	0	0	500.00	SF	85.00	85.00	100	2009	2009	3	60	25,500	
7	0855	CONC PAVER	0	100	0	0	1,149.00	SF	10.00	10.00	100	2009	2009	3	91	10,456	

LAND DESCRIPTION

TOTAL OB/XF 43,756

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 12/31/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

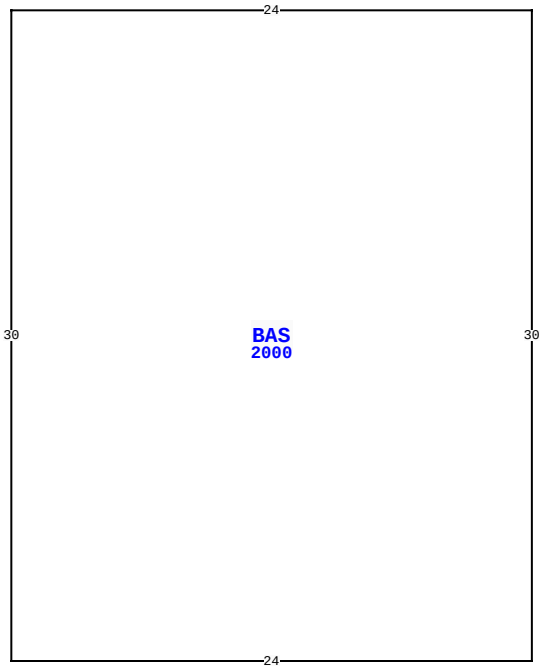
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	10,362
TOTALS	720		720	10,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	22.14	15,941	2000	2000	0	0	0	35.00	65.00

2 GARAGE RES – 100% - 2022 Heated Area: 720 HX Base Yr 2022



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GRANTOR: JARRETT ADRIAN D & AN						
GRANTEE: WYATT RANDY & ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 S30 E24 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/31/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS