BLOCK 11 LOT 36
SPRING LAKE ESTATES 3 PB 5/198

BISHOP NOAH M/PROPPER ALEXANDRA R
55542 DEER RUN RD
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

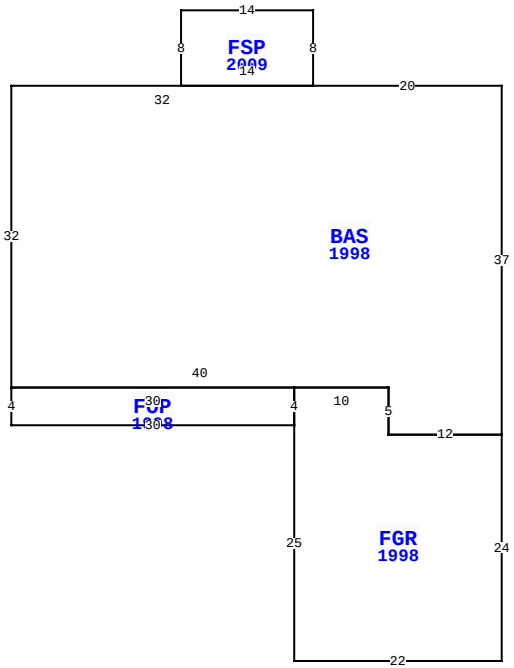
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,724	100	1,724	194,237
FGR	578	55	318	35,828
FOP	120	30	36	4,056
FSP	112	40	45	5,070
TOTALS	2,534		2,123	239,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,123	110.6420	131.39	278,941	1998	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2022 Heated Area: 1724 HX Base Yr 2022



55542 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		239,192
TOTAL MARKET OB/XF VALUE		5,413
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		294,605
SOH/AGL Deduction		60,171
ASSESSED VALUE		234,434
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,434
TOTAL JUST VALUE		294,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006830	REPAIR/RRF	24,000	05/02/2022
B974549	NEW CONSTR	101,360	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/1847	9/16/2020	TD	Q	I	01	256,800
GRANTOR: FL LAND TRST NO 55542						
GRANTEE: BISHOP NOAH M & ALE						
2349/0744	3/23/2020	CT	U	I	18	180,400
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 FSP=[YR=2009] N8 W14 S8 E14 $ W32 S32 FOP=[YR=1998] S4 E30 FGR=[YR=1998] S25 E22 N24 W12 N5 W10 S4 $ N4 W30 $ E40 S5 E12 N37 $.

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	0811	CONCRETE B	0	100	0	0	1,352.00	SF	5.20	5.20	100	1998	1998	3	77	5,413	

LAND DESCRIPTION

TOTAL OB/XF 5,413

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 07/25/2022 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS