

BLOCK 11 LOT 38
IN OR 802 PG 895
SPRING LAKE ESTATES #3 PB5/198

PITTMAN DEENA C & LEONARD C
55524 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0380



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

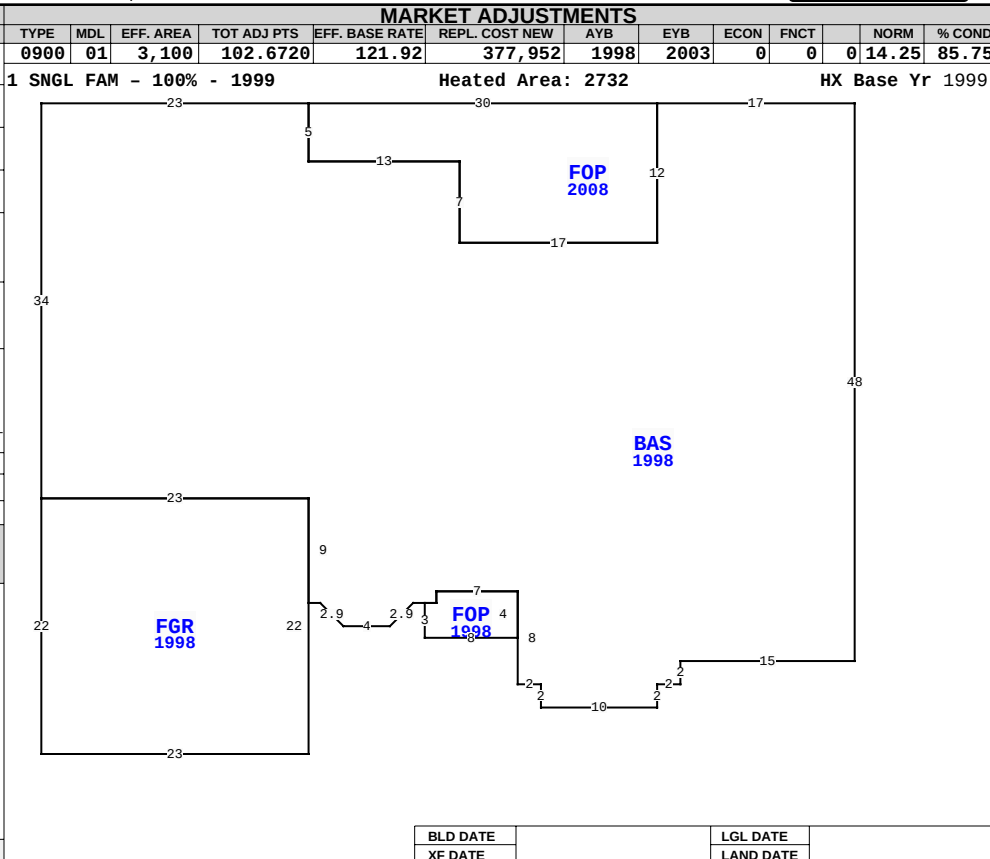
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

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

TOTALS	3,538		3,100	324,094
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	2,625.00	SF	6.50	6.50	
3	0911	SCRN RM A	0	100	38	29	1,102.00	SF	17.50	17.50	
4	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	590.00	SF	7.25	7.25	
6	0811	CONCRETE B	0	100	0	0	283.00	SF	5.20	5.20	

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



55524 DEER RUN RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					324,094				
TOTAL MARKET OB/XF VALUE					50,540				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					424,634				
SOH/AGL Deduction					221,436				
ASSESSED VALUE					203,198				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					153,198				
TOTAL JUST VALUE					424,634				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					328,067				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011030	REPAIR/RRF	15,400	10/18/2019
B20175	ADDITION	6,648	07/01/2007
B19925	SWIM POOL	30,000	04/01/2007
B982893	NEW CONSTR	147,000	10/01/1998
B974465	NEW CONSTR	147,000	11/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0802/0895	8/08/1995	WD	Q	V		15,100	
GRANTOR: SPRING LAKE ESTATES 0							
GRANTEE: PITTMAN DEENA & LEO							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1998] W17 FOP=[YR=2008] W30 S5 E13 S7 E17 N12 \$ S12 W17 N7 W13 N5 W23 S34 FGR=[YR=1998] S22 E23 N22 W23 \$ E23 S9 E1 D2 R2 E4 R2 U2 E1 FOP=[YR=1998] S3 E8 N4 W7S1 W1 \$ E1N1 E7 S8 E2 S2 E10 N2 E2 N2 E15 N48\$.									