BLOCK 12 LOT 8
IN OR 739 PG 1790
SPRING LAKE ESTATES #3 PB5/198

LOWERY CHARLES M & TERESA F
55545 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197C-0012-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

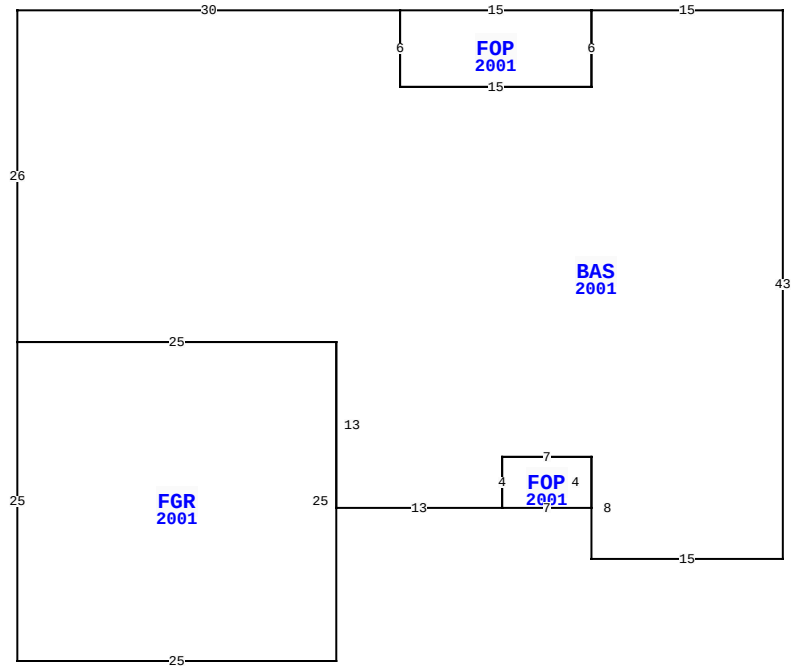
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,957	100	1,957	207,218
FGR	625	55	344	36,425
FOP	28	30	8	847
FOP	90	30	27	2,859
TOTALS	2,700		2,336	247,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,336	105.8400	125.68	293,588	2001	2001	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2002 Heated Area: 1957 HX Base Yr 2002



55545 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		247,348
TOTAL MARKET OB/XF VALUE		6,973
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		304,321
SOH/AGL Deduction		158,736
ASSESSED VALUE		145,585
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,585
TOTAL JUST VALUE		304,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107867	NEW CONSTR	130,000	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0739/1790	9/22/1995	WD	Q	V		16,700
GRANTOR: FLYNN JOHN & JENELL						
GRANTEE: LOWERY CHARLES & TE						
0716/0082	10/13/1994	WD	Q	V		16,600
GRANTOR: SPRING LAKE ESTATES O						
GRANTEE: FLYNN JOHN M & JENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 FOP=[YR=2001] W15 S6 E15 N6 $ S6 W15 N6 W30 S26 FGR=[YR=2001] S25 E25 N25 W25 $ E25 S13 E13 FOP=[YR=2001] E7 N4 W7 S4 $ N4 E7 S8 E15 N43 $.

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	2,126.00	SF	4.00	4.00	100	2001	2001	3	82	6,973	

LAND DESCRIPTION

TOTAL OB/XF 6,973

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 06/05/2018 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS