

BLOCK 12 LOT 10
IN OR 1494/95
SPRING LAKE EST #3 PB 5/198

PEAK WILLIAM G JR & LISA S
55501 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197C-0012-0100



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	20 FACE BRICK 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
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	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	08
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	178,580
FGR	400	55	220	21,259
FOP	56	30	17	1,643
PTO	264	5	13	1,256
TOTALS	2,568		2,098	202,738

EXTRA FEATURES	
L N	OB/XF CODE

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
1	0812	CONCRETE C	0	100	0	0	1,331.00	SF	4.00	4.00	100	1989	1989	3	59.5	3,168	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	01/06/2023	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,098	98.3136	116.75	244,942	1989	1989	0	0	0 17.23	82.77
1 SNGL FAM - 100% - 2008 Heated Area: 1848 HX Base Yr 2008											
55501 DEER RUN RD, CALLAHAN											

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

TOTAL OB/XF											
4,528											

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		202,738	
TOTAL MARKET OB/XF VALUE		4,528	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		257,266	
SOH/AGL Deduction		152,592	
ASSESSED VALUE		104,674	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		54,674	
TOTAL JUST VALUE		257,266	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		216,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7177	ADDITION	2,040	04/23/1991
2731	H/AC	3,000	09/26/1988
5393	NEW CONSTR	2,850	09/23/1988
3184	NEW CONSTR	3,300	08/31/1988
5116	NEW CONSTR	75,950	08/23/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1494/0095	4/23/2007	WD	Q	I		172,000	
GRANTOR: KELLY WILLIAM A III							
GRANTEE: PEAK WILLIAM G JR &							
1475/0543	1/30/2007	QC	U	I	01	100	
GRANTOR: KELLY WILLIAM A III &							
GRANTEE: KELLY WILLIAM A III							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W18 PT0=[YR=2011] N12 W22 S12 E22\$ W30 S48 E21 FOP=[YR=1993] E7 FGR=[YR=1993] E20 N20 W20 S20\$ N8 W7 S8\$ N8 E7 N12 E20 N28\$.	