BLOCK 12 LOTS 11 & 12
IN OR 2072/981
SPRING LAKE ESTATES #3 PB5/198

ELLIOTT THERESA ANN/ELLIOTT PAUL ELTON
PO BOX 1789
CALLAHAN, FL 32011

2023

46-2N-25-197C-0012-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

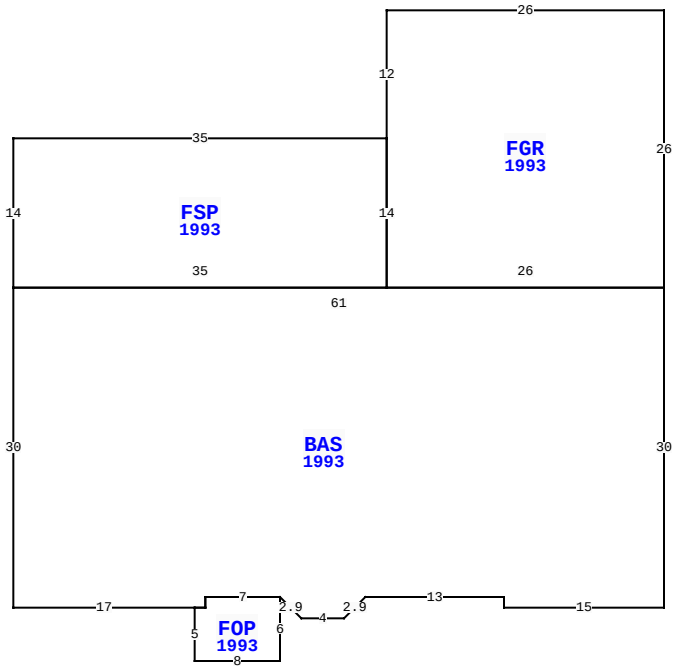
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,814	100	1,814	193,327
FGR	676	55	372	39,646
FOP	47	30	14	1,492
FSP	490	40	196	20,889
TOTALS	3,027		2,396	255,354

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	122.1080	145.00	347,420	1989	1989	0	0	0	26.50	73.50

1 SNGL FAM – 100% - 2017 Heated Area: 1814 HX Base Yr 2017



55481 DEER RUN RD, CALLAHAN

BLD DATE	03/19/2008 KWJW	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,282
TOTAL MARKET OB/XF VALUE		13,359
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		327,641
SOH/AGL Deduction		142,184
ASSESSED VALUE		185,457
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,457
TOTAL JUST VALUE		327,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5241	NEW CONSTR	63,166	10/18/1988
5242	XFOB	15,300	10/18/1988
5448	NEW CONSTR	1,650	10/18/1988
2769	H/AC	3,000	10/18/1988
3250	NEW CONSTR	1,000	10/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/0981	9/15/2016	WD	Q	I	01	262,500
GRANTOR: STONE FINANCING LLC						
GRANTEE: ELLIOTT THERESA ANN						
2072/0978	5/10/2016	WD	U	I	37	262,500
GRANTOR: ANDERSON KENNETH L &						
GRANTEE: STONE FINANCING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W26 S12 FSP=[YR=1993] W35 S14 BAS=[YR=1993] S30 E17 FOP=[YR=1993] S5 E8 N6 W7 S1 W1 $ E1 N1 E7 R2 D2 E4 U2 R2 E13 S1 E15 N30 W61$ E35 N14$ S14 E26 N26$.

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	4,458.00	SF	4.00	4.00	100	1989	1989	3	59.5	10,610	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	1127	BRICK 8"	0	100	13	0	39.00	SF	11.00	11.00	100	1989	1989	3	86	369	

LAND DESCRIPTION

TOTAL OB/XF 13,359

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 07/24/2017 BY KBX 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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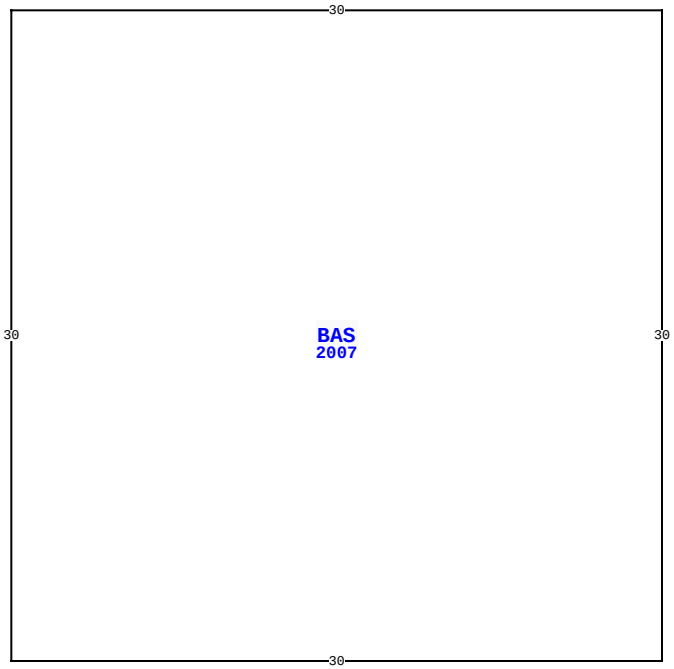
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	900	100	900	8,928
TOTALS	900		900	8,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	56.7000	19.84	17,856	1989	1989	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2017 Heated Area: 900 HX Base Yr 2017



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2072/0978	5/10/2016	WD	U	I	37	262,500
GRANTOR: ANDERSON KENNETH L &						
GRANTEE: STONE FINANCING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 S30 E30 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/24/2017 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS