

BLOCK 3 LOT 13
IN OR 1810/212
SPRING LAKE EST #1 PB 5/183

GEIGER LARRY W
55046 DEER RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197A-0003-0130



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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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	2,244	100	2,244	271,363
FGR	616	55	339	40,994
FOP	186	30	56	6,772

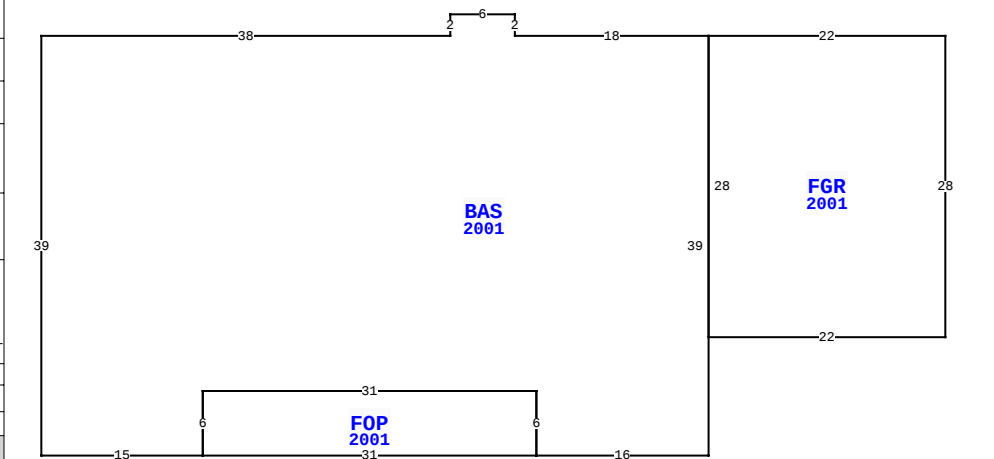
TOTALS	3,046		2,639	319,130
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,955.00	SF	4.00
3	0811	CONCRETE B	0	100	0	0	866.00	SF	5.20
4	0476	VF 6 SBPL	0	100	0	0	16.00	LF	32.00
5	0751	UOP	0	100	24	16	384.00	SF	10.00
6	1242	WD DECK A	0	100	8	8	102.00	SF	10.00
7	0820	WOOD WALK	0	100	0	0	72.00	SF	11.75
8	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00
9	0855	CONC PAVER	0	100	0	0	869.00	SF	10.00

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

REVIEW DATE	10/21/2021	BY	KB
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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	2,639	110.8800	138.60	365,765	2001	2006	0	0	0	12.75	87.25
1 SNGL FAM - 100% - 2022												
Heated Area: 2244												
HX Base Yr 2022												



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024
INC DATE		AG DATE	MLU

55046 DEER RUN RD, CALLAHAN

TOTAL OB/XF												
66,502												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		356,121
TOTAL MARKET OB/XF VALUE		66,502
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		477,623
SOH/AGL Deduction		87,060
ASSESSED VALUE		390,563
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		340,563
TOTAL JUST VALUE		477,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010191	SWIM POOL	45,000	10/23/2020
B13509	GARAGE	41,778	08/01/2004
R6587	REPAIR/RRF	1,000	08/01/2004
B007840	NEW CONSTR	153,000	12/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1810/0212	7/19/2012	QC	U	I	11	100
GRANTOR: GEIGER LARRY W & ROBI						
GRANTEE: GEIGER LARRY W						
0851/1627	10/09/1998	WD	Q	V		25,000
GRANTOR: HOLLOWAY CECIL R JR						
GRANTEE: GEIGER LARRY & ROBI						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2001] W22 BAS=[YR=2001] W18 N2 W6 S2 W38 S39 E15									
FOP=[YR=2001] E31 N6 W31 S6 \$ N6 E31 S6 E16 N39 \$ S28 E22									
N28 \$.									

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