BLOCK 3 LOT 15
IN OR 959/610
SPRING LAKE EST #1 PB 5/183

CATRETT COLEEN
55068 DEER RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197A-0003-0150

BUILDING CHARACTERISTICS

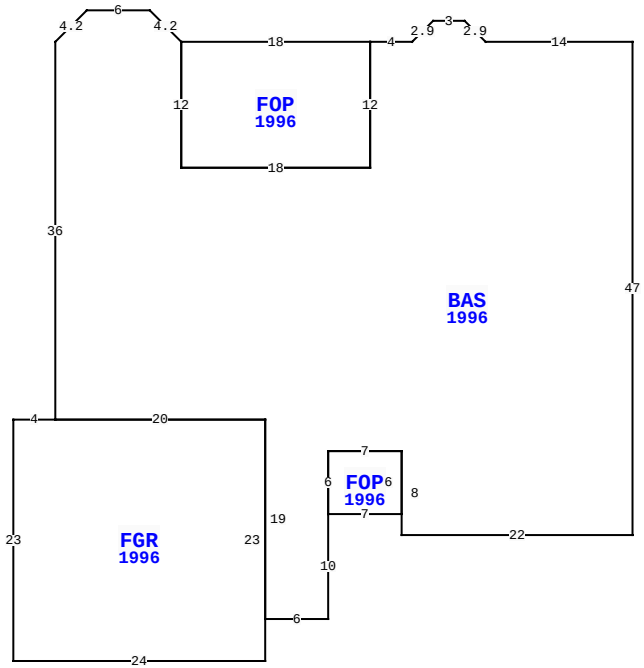
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,178	100	2,178	238,968
FGR	552	55	304	33,355
FOP	42	30	13	1,426
FOP	216	30	65	7,132
TOTALS	2,988		2,560	280,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,560	105.1200	131.40	336,384	1996	2001	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2001 Heated Area: 2178 HX Base Yr 2001



55068 DEER RUN RD, CALLAHAN

BLD DATE	07/25/2008	JW	LGL DATE	
XF DATE	07/25/2008	JW	LAND DATE	04/04/2024 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		280,881
TOTAL MARKET OB/XF VALUE		35,966
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		371,847
SOH/AGL Deduction		189,086
ASSESSED VALUE		182,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,761
TOTAL JUST VALUE		371,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003720	REPAIR/RRF	25,000	05/01/2018
E96-2978	NEW CONSTR	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0959/0610	11/22/2000	WD	U	I		150,000
GRANTOR: COKER LARRY W & DONNA						
GRANTEE: CATRETT COLEEN						
0924/1486	3/20/2000	QC	U	I	01	35,000
GRANTOR: COKER LARRY						
GRANTEE: COKER LARRY & DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 U2 L2 W3 L2 D2 W4 FOP=[YR=1996] W18 S12 E18 N12$ S12 W18 N12 U3 L3 W6 L3 D3 S36 FGR=[YR=1996] W4 S23 E24 N23 W20 $ E20 S19 E6 N10 FOP=[YR=1996] E7 N6 W7 S6$ N6 E7 S8 E22 N47$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	2,728.00	SF	4.00	4.00	100	1996	1996	3	72	7,857	
3	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00	35.00	100	1996	1996	3	24	5,250	
4	0861	POOL GUNIT	0	100	18	36	648.00	SF	85.00	85.00	100	1996	1996	3	20	11,016	
5	0845	KOOL DECK	0	100	0	0	891.00	SF	7.25	7.25	100	1996	1996	3	72	4,651	
6	0476	VF 6 SBPL	0	100	0	0	141.00	LF	32.00	32.00	100	2017	2017	3	92	4,151	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 35,966

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	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/25/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS