

BLOCK 3 LOT 22
IN OR 675 PG 1191
SPRING LAKE EST #1 PB 5/183

LANKFORD VERNICE
55194 DEER RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197A-0003-0220



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
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	1,893	100	1,893	197,148
BAS	361	100	361	37,597
FGR	529	55	291	30,306
FOP	198	30	59	6,145
TOTALS	2,981		2,604	271,196

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
2	0812	CONCRETE C	0 100	0	0	2,142.00	SF	4.00	4.00	100	1989
3	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1996
4	0811	CONCRETE B	0 100	0	0	922.00	SF	5.20	5.20	100	1996
5	0940	SHEDS/PORT	0 100	10	10	100.00	SF	19.50	19.50	100	2004
6	1242	WD DECK A	0 100	17	13	221.00	SF	10.00	10.00	100	1997
7	0300	BOAT DCK W	0 100	10	15	150.00	SF	30.00	30.00	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0006	RSF-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,604	105.5040	131.88	343,416	1989	1994	0	0	21.03	78.97
1 SNGL FAM - 100% - 0											
Heated Area: 2254 HX Base Yr											
55194 DEER RUN RD, CALLAHAN											
				BLD DATE	07/28/2008	JW	LGL DATE				
				XF DATE	07/28/2008	JW	LAND DATE				
				INC DATE			AG DATE				
								04/04/2024	MLU		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 6			Tax Dist:		
BUILDING MARKET VALUE			271,196		
TOTAL MARKET OB/XF VALUE			17,480		
TOTAL LAND VALUE - MARKET			55,000		
TOTAL MARKET VALUE			343,676		
SOH/AGL Deduction			173,800		
ASSESSED VALUE			169,876		
TOTAL EXEMPTION VALUE			HX HB WX 55,000		
BASE TAXABLE VALUE			114,876		
TOTAL JUST VALUE			343,676		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			328,123		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413836	REPAIR/RRF	9,100	03/01/2014
B9502447	GARAGE	8,942	12/01/1995
5588	NEW CONSTR	71,632	03/21/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0675/1191	2/18/1993	WD	Q	I		106,000	
GRANTOR: TRANTHAM W L & M A							
GRANTEE: LANKFORD VERNICE &							
0564/0349	3/01/1989	WD	Q	V		24,500	
GRANTOR: SPRING LAKE EST							
GRANTEE: TRANTHAM W L JR & M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 BAS=[YR=2007] N19 W19 S19 E19\$ W22 N2 W6 S2 W3 N14 W23 S21 FGR=[YR=1993] S23 E23 FOP=[YR=1993] S6 E31 N6 W13 N2 W6 S2 W12\$ N23 W23\$ E23 S23 E12 N2 E6 S2 E29 N30\$.											