

RUSSELL JOSHUA B & MELISSA F
55254 DEER RUN RD
CALLAHAN, FL 32011

46-2N-25-197A-0003-0260

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur0203FACE BRICK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type0305014COMP SHNGL 100 DRYWALL 100 CARPET 70 CLAY TILE 30 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame0241002100WOOD FRAME 100

Stories Units Occupancy1.0001.1000100NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC030100MKT AREA088010.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUEBAS2,2081002,208245,357FGR4415524327,002FOP4930151,667UDG4415524327,002UOP36020728,001

TOTALS3,4992,781309,029

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200120013852,975

20812CONCRETE C0100002,634.00SF4.004.00100200120013808,429

31127BRICK 8"010014342.00SF11.0011.0010020012001394434

40810CONCRETE A01002025500.00SF6.506.50100200720073882,860

60510GARAGE WD-01002520500.00SF35.0035.0010020242008529,100

70861POOL GUNIT010000480.00SF85.0085.001002024202310040,800

80855CONC PAVER0100001,622.00SF10.0010.001002024202310016,220

90462ST/AL FNC01001200480.00SF10.0010.00100202420231004,800

100463FENCE GATE0100002.00UT300.00300.0010020242023100600

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICELAND VALUETHOT ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006RSF-10.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE01/19/2024BYKWTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCT NORM % COND

0900012,781106.4640133.08370,095200120010016.5083.50

1 SNGL FAM - 100% - 2013Heated Area: 2208HX Base Yr 2013

UDG2001UOP2017BAS2001FGR2001FOP2005

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE04/04/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE331,164TOTAL MARKET OB/XF VALUE86,218TOTAL LAND VALUE - MARKET55,000TOTAL MARKET VALUE472,382SOH/AGL Deduction218,558ASSESSED VALUE253,824TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE203,824TOTAL JUST VALUE472,382NCON VALUE76,173INCOME VALUEPREVIOUS YEAR MKT VALUE386,572

ENCLOSED PORCH AS HEAT/AIR

PERMIT NUMDESCRIPTIONAMTISSUEDB23-12029POOL65,00009/20/20231700706NEW CONSTR38,56003/01/2017B0108426GARAGE10,00006/01/2001P014641NEW CONSTR004/01/2001B0108112NEW CONSTR130,00003/01/2001B007613NEW CONSTR128,93010/01/2000

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE1832/196712/27/2012WDQI01175,000

GRANTOR: TOURNEY KEITH MADISONGRANTEE: RUSSELL JOSHUA B &1418/01406/07/2006WDQI275,000GRANTOR: LANKFORD LARRY & EVELGRANTEE: TORNEY JULIE D & KE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W11 N10 W30 W21 S25 E21 S19 E11 N5 E7
S5 E11 S2 E12 N36 \$
FGR=[YR=2001;ORIG=-62,15] S21 E21 N2 N19 W21 \$
UDG=[YR=2001;ORIG=-69,-58] E21 S21 W21 N21 \$
UOP=[YR=2017;ORIG=-11,-10] N12 W30 S12 E30 \$
FOP=[YR=2005;ORIG=-30,34] S2 E7 N2 N5 W7 S5 \$
PTR=[ORIG=0,0] E15 W15 \$

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