

BLOCK 4 LOT 2
IN OR 1670/1568
SPRING LAKE EST #1 PB 5/183

MAHAN CHRISTINA C
55023 DEER RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197A-0004-0020



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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,700	100	1,700	175,314
FEP	564	80	451	46,509
FGR	605	55	333	34,341
FOP	360	30	108	11,137
FUS	720	100	720	74,251

TOTALS	3,949		3,312	341,552
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0812	CONCRETE C	0	100	0	0	1,815.00	SF	4.00
4	0811	CONCRETE B	0	100	0	0	804.00	SF	5.20
5	1242	WD DECK A	0	100	0	0	794.00	SF	10.00
6	0940	SHEDS/PORT	0	100	10	16	160.00	SF	21.30
7	0681	POLE SHED	0	100	7	16	112.00	SF	15.00
8	0461	IRON FENCE	0	100	57	5	285.00	SF	8.50

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		RSF-1	0.00	0.00	1.00

REVIEW DATE 06/05/2020 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,312	105.4320	131.79	436,488	1989	1994	0	0	21.75	78.25
1 SNGL FAM - 100% - 2011 Heated Area: 2420 HX Base Yr 2011											

55023 DEER RUN RD, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1989	1989	3	66	2,310	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	0812	CONCRETE C	0	100	0	0	1,815.00	SF	4.00	4.00	100	1989	1989	3	57	4,138	
4	0811	CONCRETE B	0	100	0	0	804.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,488	
5	1242	WD DECK A	0	100	0	0	794.00	SF	10.00	10.00	100	1994	1994	3	20	1,588	
6	0940	SHEDS/PORT	0	100	10	16	160.00	SF	21.30	21.30	100	1995	1995	3	20	682	
7	0681	POLE SHED	0	100	7	16	112.00	SF	15.00	15.00	100	1996	1996	3	24	403	
8	0461	IRON FENCE	0	100	57	5	285.00	SF	8.50	8.50	100	1989	1989	3	66	1,599	

TOTAL OB/XF									
15,518									

Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		341,552	
TOTAL MARKET OB/XF VALUE		15,518	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		412,070	
SOH/AGL Deduction		201,365	
ASSESSED VALUE		210,705	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		160,705	
TOTAL JUST VALUE		412,070	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5518	NEW CONSTR	104,510	02/13/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1670/1568	3/30/2010	WD Q	I	01	
GRANTOR: STEVENSON AARON C & D					
GRANTEE: MAHAN CHRISTINA C					
0974/0050	3/07/2001	WD Q	I		
GRANTOR: KELLY WILLIAM AVERY J					
GRANTEE: STEVENSON AARON C &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=1993] W9 BAS=[YR=1993] W25 FEP=[YR=2009] N12 W47 S12 E47 \$ W47 S29 FOP=[YR=1993] S8 E45 N8 W45 \$ E45 N4 E11 N13 E4 N6 E12 N6 \$ S6 W12 S6 W4 S17 E25 N29 \$ PTR= E15 FUS=[YR=1993] E45 S16 W45 N16 \$ W15 \$.					

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