

BLOCK 4 LOT 3
IN OR 1088/475
SPRING LAKE EST #1 PB 5/183

BISHOP MICHAEL S & TINA M
55035 DEER RUN DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197A-0004-0030



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 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	2,066	100	2,066	231,471
FGR	440	55	242	27,113
FOP	160	30	48	5,378
PTO	340	5	17	1,905

TOTALS	3,006		2,373	265,867
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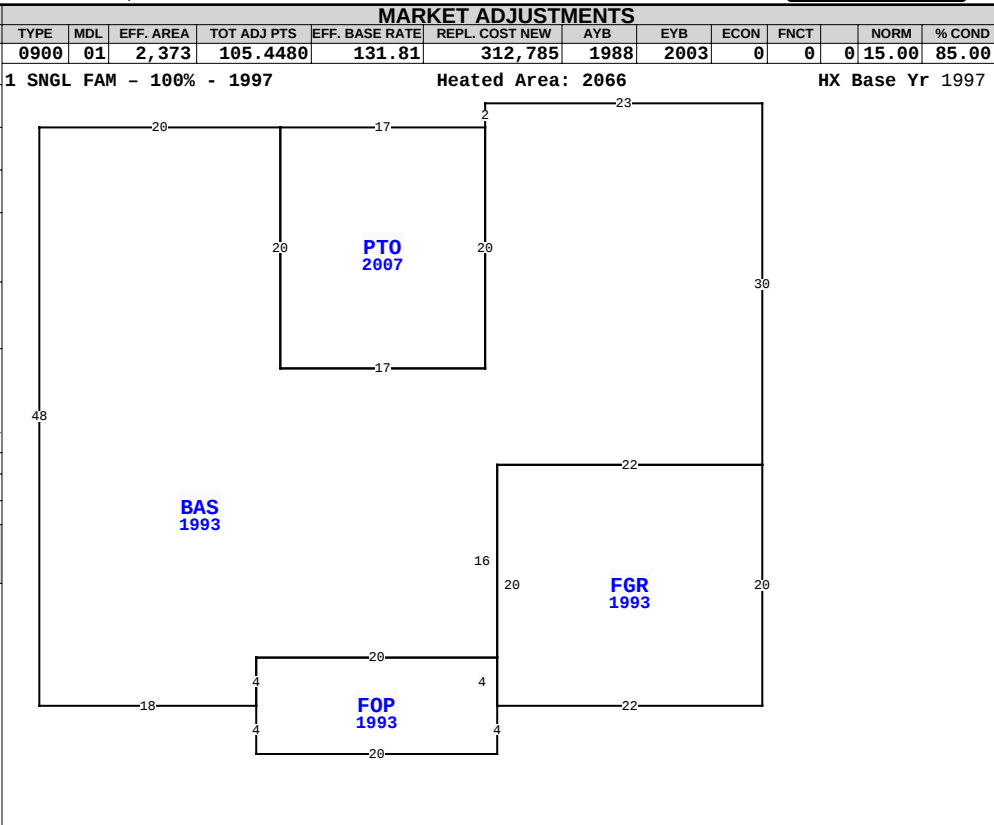
EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,160.00	SF	4.00	4.00	100	1988	1988	3	54.5	4,709	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2003	2003	3	60	8,400	
4	0810	CONCRETE A	0	100	0	0	215.00	SF	6.50	6.50	100	2000	2000	3	79	1,104	
5	0351	CARPORT MT	0	100	30	16	480.00	SF	5.00	5.00	100	2018	2018	3	82	1,968	
6	0351	CARPORT MT	0	100	30	14	420.00	SF	5.00	5.00	100	2020	2020	3	90	1,890	
7	0855	CONC PAVER	1	100	50	3	150.00	SF	10.00	10.00	100	2024	2023		100	1,500	
8	0861	POOL GUNIT	1	100	32	16	512.00	SF	85.00	85.00	100	2024	2023		100	43,520	
9	0855	CONC PAVER	1	100	0	0	990.00	SF	10.00	10.00	100	2024	2023		100	9,900	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	08/01/2023	BY	KW
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55035 DEER RUN RD, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/04/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF																	75,231
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NASSAU COUNTY PROPERTY																	PAGE 1 of 1	6
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VALUATION SUMMARY																	STANDARD
VALUATION BY																	
Tax Group: 6																	
Tax Dist:																	
BUILDING MARKET VALUE																	265,867
TOTAL MARKET OB/XF VALUE																	75,231
TOTAL LAND VALUE - MARKET																	55,000
TOTAL MARKET VALUE																	396,098
SOH/AGL Deduction																	175,187
ASSESSED VALUE																	220,911
TOTAL EXEMPTION VALUE																	50,000
BASE TAXABLE VALUE																	170,911
TOTAL JUST VALUE																	396,098
NCON VALUE																	54,920
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																	309,709

MISC STRG = NV: 8/2023KW

ALUMN CRPTS (REAR OF PRCL) - SIDE BY SIDE

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2307938	ROOF	15,680	06/21/2023
B2307237	MOTORIZED PERGOLA	11,235	06/05/2023
B2218316	SWIM POOL	81,110	12/13/2022
B984797	GARAGE	10,000	03/01/1997
2516	H/AC	3,100	04/08/1988
4928	NEW CONSTR	3,400	04/04/1988

SALES DATA									
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1088/0475	10/17/2002	WD	U	I	07	100

GRANTOR: KEELING DWAYNE & VICK

GRANTEE: BISHOP MICHAEL & TI

0751/0212	2/09/1996	WD	Q	I		95,000
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GRANTOR: KEELING DWAYNE A & VI

GRANTEE: BISHOP MICHAEL S &

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS=[YR=1993] W23 S2 PTO=[YR=2007] W17 S20 E17 N20\$ S20 W17 N20 W20 S48 E18 FOP=[YR=1993] S4 E20 N4 FGR=[YR=1993] E22 N20 W22 S20\$ N4 W20 S4\$ N4 E20 N16 E22 N30\$.
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