



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	08	SHT VINYL 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	1,587	100	1,587	181,161
FGR	529	55	291	33,219
FOP	64	30	19	2,168
FSP	80	40	32	3,653
UDG	357	55	196	22,374
TOTALS	2,617		2,125	242,575

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	3,158.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

1 SNGL FAM - 100% - 2024

Heated Area: 1587

HX Base Yr 2024

55047 DEER RUN RD, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	242,575		
TOTAL MARKET OB/XF VALUE	9,510		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	307,085		
SOH/AGL Deduction	0		
ASSESSED VALUE	307,085		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	257,085		
TOTAL JUST VALUE	307,085		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	292,404		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6015	XFOB	5,440	09/28/1989
5820	NEW CONSTR	73,900	06/19/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2661/1593	8/16/2023	WD	Q	I	02	395,000	
GRANTOR: BISHOP DUSTIN SCOTT							
GRANTEE: BISHOP DENNIS MICHAEL							
2458/0782	4/30/2021	WD	Q	I	01	310,000	
GRANTOR: TALLENT PHILLIP GENE							
GRANTEE: BISHOP DUSTIN SCOTT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W25 N8 W11 FSP=[YR=2007] W10 S8 E10 N8\$ S8 W27 S36 E12 N8 FOP=[YR=1993] E16 N4 W16 S4\$ N4 E16 S8 E12 FGR=[YR=1993] S4 E23 N23 W23 S19\$ N19 E23 N13\$ PTR=E15 UDG=[YR=1993] E17 S21 W17 N21\$ W15\$.											