BLOCK 4 LOT 13
IN OR 900/1102
SPRING LAKE EST #1 PB 5/183

SHARPE JONATHAN W & JAIME LYNN
55229 DEER RUN ROAD
CALLAHAN, FL 32011

**2024**

**46-2N-25-197A-0004-0130**

## BUILDING CHARACTERISTICS

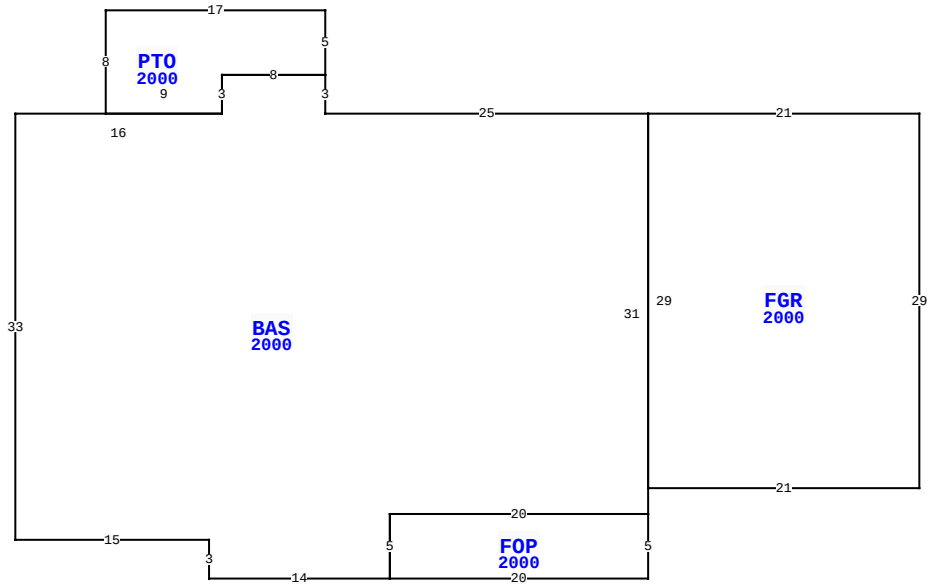
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 1,643 | 100 | 1,643 | 189,758 |
| FGR | 609 | 55 | 335 | 38,691 |
| FOP | 100 | 30 | 30 | 3,465 |
| PTO | 112 | 5 | 6 | 693 |
| TOTALS | 2,464 | | 2,014 | 232,606 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,014 | 106.8200 | 133.52 | 268,909 | 2000 | 2005 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SNGL FAM – 100% - 2001 Heated Area: 1643 HX Base Yr 2001




55229 DEER RUN RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/04/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 232,606 |
| TOTAL MARKET OB/XF VALUE | | 13,712 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 301,318 |
| SOH/AGL Deduction | | 160,938 |
| ASSESSED VALUE | | 140,380 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 90,380 |
| TOTAL JUST VALUE | | 301,318 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 286,855 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22006510 | REPAIR/RRF | 11,865 | 04/26/2022 |
| B007041 | NEW CONSTR | 105,000 | 04/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0900/1102 | 9/23/1999 | WD | Q | V | | 25,000 |
| GRANTOR: FORD HENRY HUBERT | | | | | | |
| GRANTEE: SHARPE JONATHAN & J | | | | | | |
| 0631/0802 | 7/19/1991 | WD | Q | V | | 21,500 |
| GRANTOR: HEDRICK WM & HAZEL | | | | | | |
| GRANTEE: FORD HENRY HUBERT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2000] W21 BAS=[YR=2000] W25 N3 PTO=[YR=2000] N5 W17 S8 E9 N3 E8 $ W8 S3 W16 S33 E15 S3 E14 FOP=[YR=2000] E20 N5 W20 S5 $ N5 E20 N31 $ S29 E21 N29 $ .

## EXTRA FEATURES

| LN | 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,689.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 79 | 8,673 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 84 | 2,940 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 90.00 | LF | 32.00 | 32.00 | 100 | 2005 | 2005 | 3 | 66 | 1,901 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2005 | 2005 | 3 | 66 | 198 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,712

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000134 | C | SFR POND | 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 06/14/2022 BY TWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS