

BLOCK 5 LOT 12
IN OR 743/924
SPRING LAKE EST #2 PB 5/185

STEWART DWAIN R & LINDA L
55303 DEER RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197B-0005-0120



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 90
Interior Floo	08	SHT VINYL 10
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
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	1,772	100	1,772	178,158
FGR	484	55	266	26,744
FOP	12	30	4	402
UDG	720	55	396	39,814
TOTALS	2,988		2,438	245,118

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	2,313.00	SF	4.00	4.00	
3	0820	WOOD WALK	0	100	12	4	48.00	SF	11.75	11.75	
4	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,438	106.8200	133.52	325,522	1989	1989	0	0	24.70	75.30
1 SNGL FAM - 100% - 1996 Heated Area: 1772 HX Base Yr 1996											
55303 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		245,118	
TOTAL MARKET OB/XF VALUE		8,146	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		308,264	
SOH/AGL Deduction		158,056	
ASSESSED VALUE		150,208	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		100,208	
TOTAL JUST VALUE		308,264	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,021	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0743/0924	11/03/1995	WD	Q	I		127,900	
GRANTOR: PRESCOTT RAY & CATHER							
GRANTEE: STEWART DWAIN R & L							
0743/0922	11/03/1995	WD	U	I	07	100	
GRANTOR: SPRING LAKE ESTATE OF							
GRANTEE: PRESCOTT RAY & CATH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W72 S34 E20 N6 E14 FOP=[YR=1993] E4 N3 W4 S3\$ N3 E4 S3 E12 FGR=[YR=1993] S6 E22 N22 W22 S16 \$ N16 E22 N12\$ PTR=E15 UDG=[YR=1993] E24 S30 W24 N30\$ W15\$.											