BLOCK 5 LOT 13
IN OR 2247/1367
SPRING LAKE EST #2 PB 5/185

MAXWELL SAMUEL & SAMANTHA
55275 DEER RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197B-0005-0130

BUILDING CHARACTERISTICS

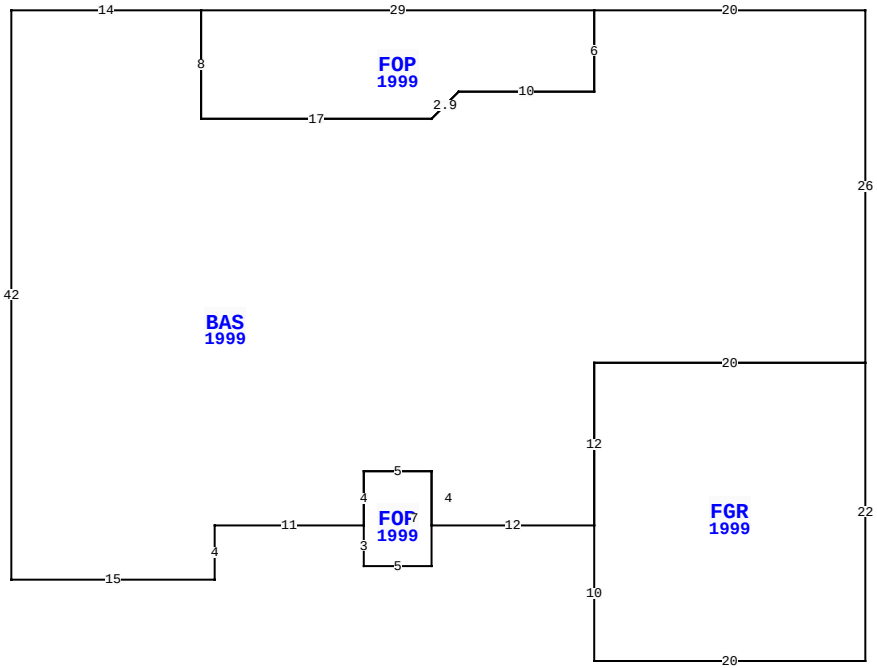
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,984	100	1,984	247,674
FGR	440	55	242	30,210
FOP	35	30	10	1,248
FOP	210	30	63	7,864
TOTALS	2,669		2,299	286,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,299	110.3480	137.94	317,124	1999	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2020 Heated Area: 1984 HX Base Yr 2020



55275 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 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		316,301
TOTAL MARKET OB/XF VALUE		10,633
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		381,934
SOH/AGL Deduction		125,762
ASSESSED VALUE		256,172
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,172
TOTAL JUST VALUE		381,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001752	GARAGE	73,134	04/01/2019
19001825	REPAIR/RRF	16,526	02/25/2019
B996121	NEW CONSTR	96,934	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2247/1367	12/19/2018	WD	Q	I	01	255,000
GRANTOR: COGAN JEFFERY J & LEE						
GRANTEE: MAXWELL SAMUEL & SA						
0850/0907	9/28/1998	WD	Q	V		25,000
GRANTOR: CROSBY CALVIN A & SYL						
GRANTEE: COGAN JEFFERY & LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W20 FOP=[YR=1999] W29 S8 E17 U2 R2 E10 N6$ S6 W10 D2 L2 W17 N8 W14 S42 E15 N4 E11 FOP=[YR=1999] S3 E5 N7 W5 S4$ N4 E5 S4 E12 FGR=[YR=1999] S10 E20 N22 W20 S12$ N12 E20 N26$.

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	1,732.00	SF	6.50	6.50	100	1999	1999	3	77	8,669	
2	0479	VF PICKET	0	100	0	0	132.00	LF	10.00	10.00	100	2005	2005	3	66	871	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	
4	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2019	2019	3	98	229	

LAND DESCRIPTION

TOTAL OB/XF 10,633

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		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 10/25/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

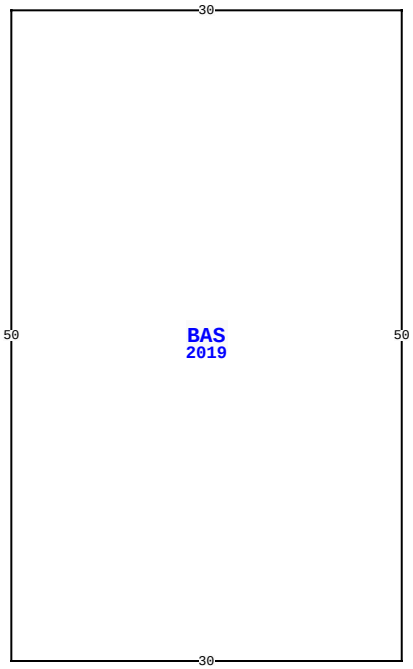
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	29,304
TOTALS	1,500		1,500	29,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.1400	20.35	30,525	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2020 Heated Area: 1500 HX Base Yr 2020



55275 DEER RUN RD, CALLAHAN

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SALES DATA

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GRANTOR: CROSBY CALVIN A & SYL						
GRANTEE: COGAN JEFFERY & LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S50 E30 N50$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/25/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS