



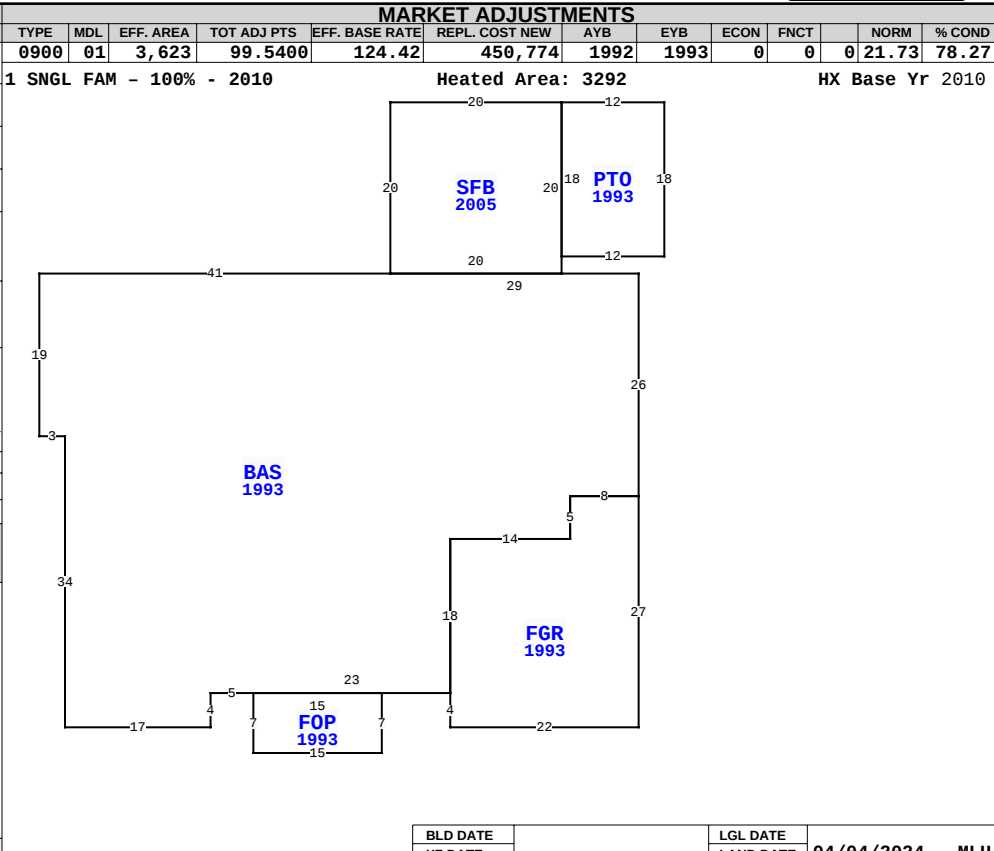
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	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	2,972	100	2,972	289,424
FGR	524	55	288	28,046
FOP	105	30	32	3,116
PTO	216	5	11	1,072
SFB	400	80	320	31,162
TOTALS	4,217		3,623	352,821

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,347.00	SF	4.00	4.00	100	1992
2	0845	KOOL DECK	0 100	0	0	719.00	SF	7.25	7.25	100	1997
3	0861	POOL GUNIT	0 100	16	30	480.00	SF	85.00	85.00	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0006	RSF-1	0.00	0.00	1.00	LT	



55384 DEER RUN RD, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	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		352,821	
TOTAL MARKET OB/XF VALUE		17,973	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		425,794	
SOH/AGL Deduction		219,980	
ASSESSED VALUE		205,814	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		155,814	
TOTAL JUST VALUE		425,794	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,983	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974001	SWIM POOL	13,000	06/01/1997
6927	NEW CONSTR	85,360	01/03/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
9999/9999	12/10/2009	CN U	I	12	
GRANTOR: CLARK MICHAEL A & DEB					
GRANTEE: ROSS MONROE					
1417/1696	6/07/2006	WD Q	I		359,900
GRANTOR: SCOTT JEANNE HENDERSO					
GRANTEE: CLARK MICHAEL A & D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1993] W12 SFB=[YR=2005] W20 S20 BAS=[YR=1993] W41 S19 E3 S34 E17 N4 E5 FOP=[YR=1993] S7 E15 N7 W15\$ E23 FGR=[YR=1993] S4 E22 N27 W8 S5 W14 S18\$ N18 E14 N5 E8 N26 W29\$ E20 N20\$ S18 E12 N18\$.											