



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	13	LVT/LAMMT 40
Interior Floo	11	CLAY TILE 30
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,050	100	2,050	253,153
FGR	550	55	302	37,294
FOP	119	30	36	4,446
PTO	240	5	12	1,482
TOTALS	2,959		2,400	296,374

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	1,262.00	SF	6.50	6.50	100	2000
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000
3	1242	WD DECK A	0 100	0	0	220.00	SF	10.00	10.00	100	2014

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,400	109.4660	136.83	328,392	2000	2010	0	0	9.75	90.25
1 SNGL FAM - 100% - 2024 Heated Area: 2050 HX Base Yr 2024											
55316 DEER RUN RD, CALLAHAN											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/04/2024 MLU					

TOTAL OB/XF											
10,850											

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10,850											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		296,374	
TOTAL MARKET OB/XF VALUE		10,850	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		362,224	
SOH/AGL Deduction		158,009	
ASSESSED VALUE		204,215	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		149,215	
TOTAL JUST VALUE		362,224	
NCON VALUE		34,171	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,615	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996492	NEW CONSTR	129,000	10/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2659/76	7/31/2023	WD	Q	I	01
GRANTOR: ARMSTRONG TRACI R & J					SALE PRICE
GRANTEE: KELTNER DOMINIQUES					
0876/1819	4/01/1999	WD	Q	V	15,100
GRANTOR: SPRING LAKE ESTATES O					
GRANTEE: ARMSTRONG TRACI R &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W8 N6 W16 N6 W10 S3 W2 PTO=[YR=2000] N3 W20 S12 E20 N9 \$ S9 W35 S35 E29 FOP=[YR=2000] E17 FGR=[YR=2000] E25 N22 W25 S22 \$ N7 W17 S7 \$ N7 E17 N15 E25 N13 \$.											