BLOCK 6 LOT 10
IN OR 1091/1329
SPRING LAKE EST #2 PB 5/185

MANGOLD BRADLY S & AMANDA E
55286 DEER RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197B-0006-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

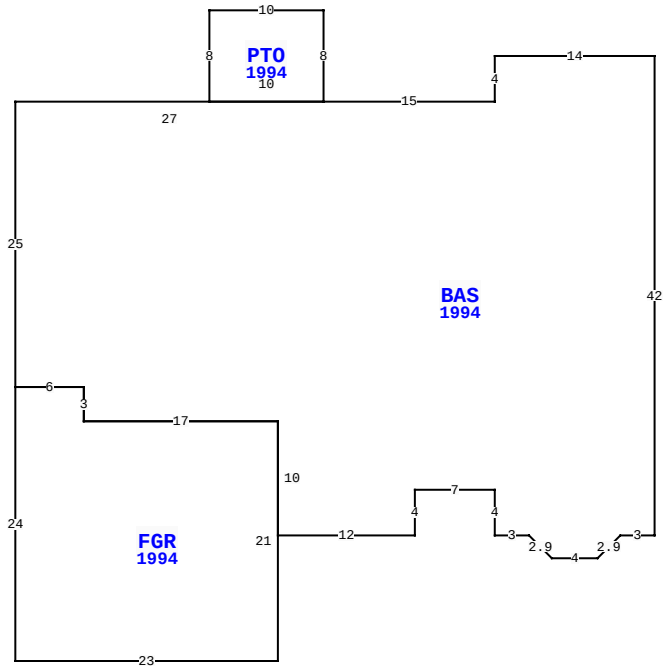
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,920	100	1,920	198,768
FGR	501	55	276	28,573
PTO	80	5	4	414
TOTALS	2,501		2,200	227,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,200	105.8400	132.30	291,060	1994	1994	0	0	0	21.75	78.25

1 SNGL FAM – 100% - 2003 Heated Area: 1920 HX Base Yr 2003



55286 DEER RUN RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		244,935
TOTAL MARKET OB/XF VALUE		10,114
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		310,049
SOH/AGL Deduction		149,103
ASSESSED VALUE		160,946
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,946
TOTAL JUST VALUE		310,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005876	GARAGE	8,860	07/07/2020
94756	NEW CONSTR	78,520	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1091/1329	11/01/2002	WD	Q	I		149,900
GRANTOR: EDWARDS KENNETH W & T						
GRANTEE: MANGOLD BRADLY S &						
0746/0750	12/14/1995	WD	Q	I		115,000
GRANTOR: DEMPS VALENTINO L						
GRANTEE: EDWARDS KENNETH W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14 S4 W15 PTO=[YR=1994] N8 W10 S8 E10$ W27 S25 FGR=[YR=1994] S24 E23 N21 W17 N3 W6$ E6 S3 E17 S10 E12 N4 E7 S4 E3 D2 R2 E4 R2 U2 E3 N42$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	2,056.00	SF	4.00	4.00	100	1994	1994	3	68	5,592	
3	1242	WD DECK A	0	100	11	16	176.00	SF	10.00	10.00	100	2005	2005	3	24	422	
4	0940	SHEDS/PORT	0	100	10	24	240.00	SF	30.00	30.00	100	1996	1996	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 10,114

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	000100	C	SFR	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 01/06/2023 BY KWA 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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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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	06	Quality Level 06

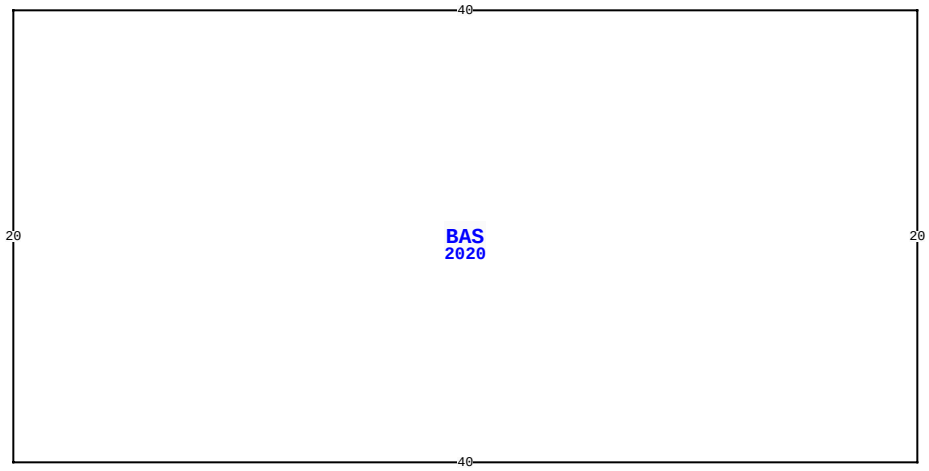
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	17,181
TOTALS	800		800	17,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	63.2500	22.14	17,712	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2003 Heated Area: 800 HX Base Yr 2003



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0746/0750	12/14/1995	WD	Q	I		115,000
GRANTOR: DEMPS VALENTINO L						
GRANTEE: EDWARDS KENNETH W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S20 E40 N20$.

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS