

KANE DANIEL LUKE SR & CHRISTA RENEE
55377 DEER RUN DR
CALLAHAN, FL 32011

46-2N-25-197B-0007-0060

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY										PAGE 1 of 1	6									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	20	FACE BRICK 100		0900	01	2,784	109.8720	137.34	382,355	1990	2005	0	0	0	13.50	86.50	VALUATION BY					STANDARD														
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2022													Heated Area: 2336					HX Base Yr 2022					Tax Group: 6					Tax Dist:				
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE					330,737														
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					23,408														
Interior Floo	13	LVT/LAMNT 50															TOTAL LAND VALUE - MARKET					55,000														
Interior Floo	14	CARPET 50															TOTAL MARKET VALUE					409,145														
Air Condition	03	CENTRAL 100															SOH/AGL Deduction					113,772														
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE					295,373														
Bedrooms		3 100															TOTAL EXEMPTION VALUE					HX HB					50,000									
Bathrooms		2.5 100															BASE TAXABLE VALUE					245,373														
Bathrooms																	TOTAL JUST VALUE					409,145														
Frame	02	WOOD FRAME 100															NCON VALUE					0														
Stories	1.	1. 100		INCOME VALUE																																
Units	0	0 100		PREVIOUS YEAR MKT VALUE					390,907																											
Occupancy	00	NONE 100																																		
Quality		04		Quality Level 04																																
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	2,336	100	2,336	277,514																																
FGR	504	55	277	32,907																																
FOP	171	30	51	6,058																																
FSP	300	40	120	14,256																																
TOTALS		3,311				2,784		330,737																												
EXTRA FEATURES				55377 DEER RUN RD, CALLAHAN														BLD DATE				LGL DATE		04/04/2024		MLU										
																		XF DATE				LAND DATE														
																		INC DATE				AG DATE														
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																				
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380																					
2	0861	POOL GUNIT	0 100	28	18	504.00	SF	85.00	85.00	100	1990	1990	3	20	8,568																					
3	0812	CONCRETE C	0 100	0	0	4,146.00	SF	4.00	4.00	100	1990	1990	3	59.5	9,867																					
4	0845	KOOL DECK	0 100	108	5	540.00	SF	7.25	7.25	100	1990	1990	3	59.5	2,329																					
5	1242	WD DECK A	0 100	0	0	132.00	SF	10.00	10.00	100	1997	1997	3	20	264																					
TOTAL OB/XF 23,408																																				
LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/03/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS																																				