

BLOCK 7 LOT 9
IN OR 1498/1029
SPRING LAKE EST #2 PB 5/185

IVEY RANDAL & MARCELLA
55421 DEER RUN RD
CALLAHAN, FL 32011

2024

46-2N-25-197B-0007-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	08
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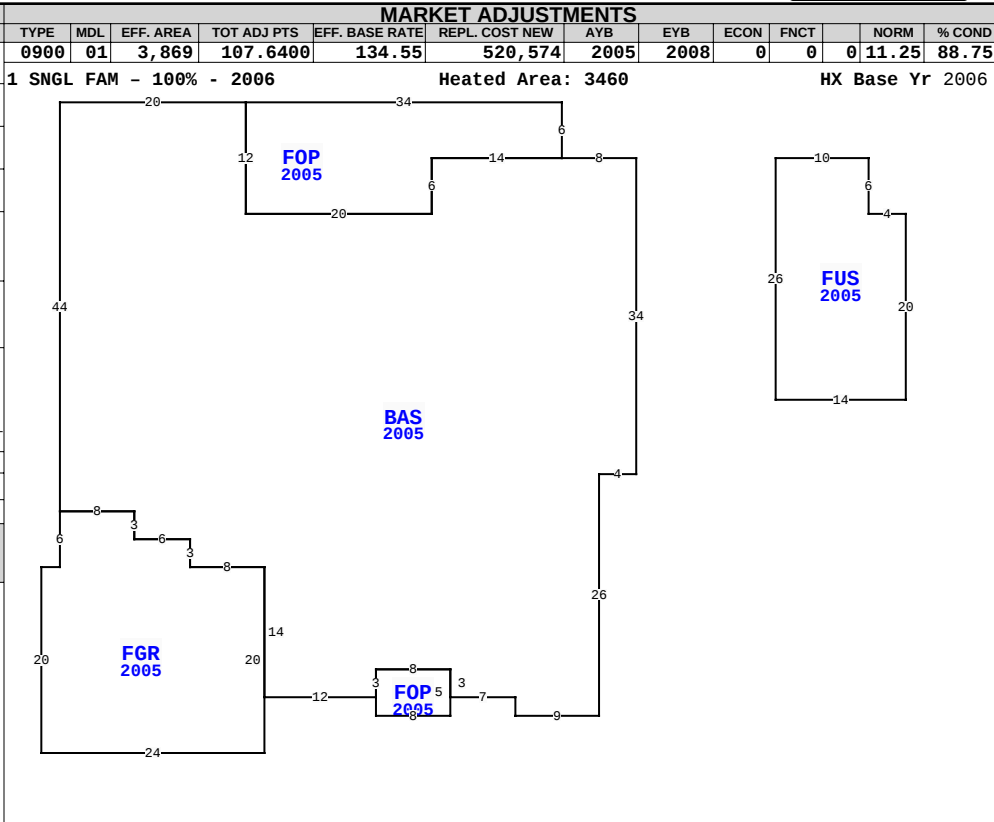
NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,120	100	3,120	372,569
FGR	546	55	300	35,824
FOP	40	30	12	1,433
FOP	324	30	97	11,583
FUS	340	100	340	40,600

TOTALS	4,370	3,869	462,009
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,576.00	SF	4.00	
3	0476	VF 6 SBPL	0 100	0	0	180.00	LF	32.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	



55421 DEER RUN RD, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
12,683									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		462,009	
TOTAL MARKET OB/XF VALUE		12,683	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		529,692	
SOH/AGL Deduction		291,543	
ASSESSED VALUE		238,149	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		188,149	
TOTAL JUST VALUE		529,692	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		505,506	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229207	REPAIR/RRF	34,576	10/01/2022
E14602	ELEC OTHER	9,000	03/01/2005
M0509159	MECH OTHER	0	02/01/2005
B12837	NEW CONSTR	245,611	05/18/2004
R6176	REPAIR/RRF	4,000	05/18/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1498/1029	5/11/2007	QC	U	I	01
GRANTOR: IVEY RANDALL & MARCEL					
GRANTEE: IVEY RANDAL & MARCE					
0986/0780	5/15/2001	WD	Q	V	
GRANTOR: VARGAS CLARK					
GRANTEE: IVEY RANDALL & MARC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W8 FOP=[YR=2005] N6 W34 S12 E20 N6 E14\$ W14 S6 W20 N12 W20 S44 FGR=[YR=2005] S6 W2 S20 E24 N20 W8 N3 W6 N3 W8\$ E8 S3 E6 S3 E8 S14 E12 FOP=[YR=2005] S2 E8 N5 W8 S3 \$ N3 E8 S3 E7 S2 E9 N26 E4 N34 \$ PTR=E15 FUS=[YR=2005] E10 S6 E4 S20 W14 N26\$ W15\$.									