BLOCK 10 LOT 1
IN OR 2229/31
SPRING LAKE EST #2 PB 5/185

BOSCH CHRISTIAN S
55452 DEER RUN RD
CALLAHAN, FL 32011

2024

46-2N-25-197B-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

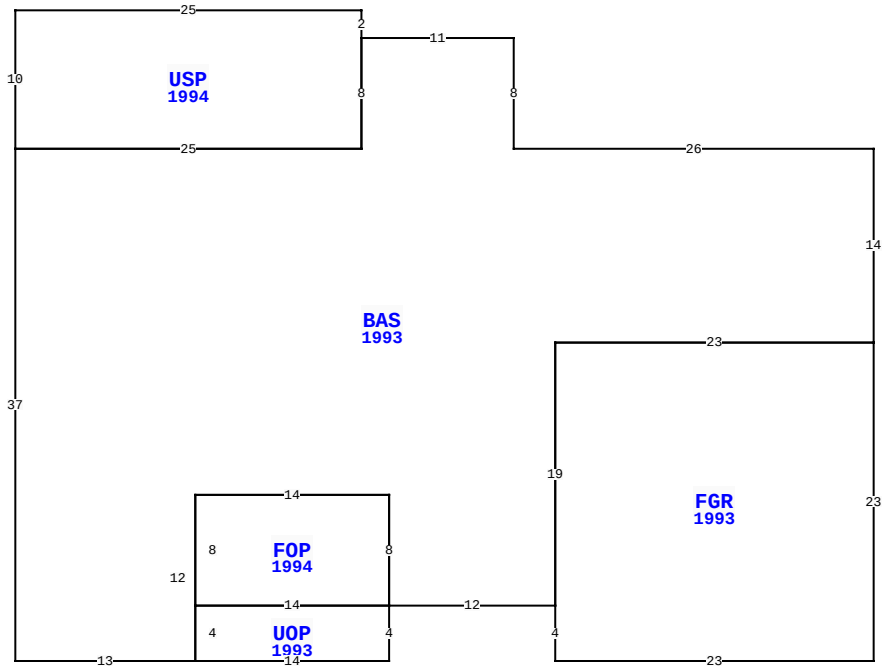
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,637	100	1,637	164,585
FGR	529	55	291	29,257
FOP	112	30	34	3,419
UOP	56	20	11	1,106
USP	250	30	75	7,541
TOTALS	2,584		2,048	205,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,048	106.8200	133.52	273,449	1989	1989	0	0	0	24.70	75.30

1 SNGL FAM – 100% - 2019 Heated Area: 1637 HX Base Yr 2019



55452 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		205,907
TOTAL MARKET OB/XF VALUE		11,839
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		272,746
SOH/AGL Deduction		103,604
ASSESSED VALUE		169,142
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,142
TOTAL JUST VALUE		272,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003711	24X30 G 12X30 LEA	57,772	04/02/2024
3006	H/AC	2,900	05/08/1989
5629	NEW CONSTR	2,800	01/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/0031	10/05/2018	WD	Q	I	01	202,500
GRANTOR: ROBERSON LIVING TRUST						
GRANTEE: BOSCH CHRISTIAN S						
1277/1132	12/01/2004	WD	U	I	01	100
GRANTOR: ROBERSON JACK P & LOI						
GRANTEE: ROBERSON JACK P & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N8 W11 USP=[YR=1994] N2 W25 S10 E25 N8$ S8 W25 S37 E13 UOP=[YR=1993] E14 N4 FOP=[YR=1994] N8 W14 S8 E14$ W14 S4$ N12 E14 S8 E12 FGR=[YR=1993] S4 E23 N23 W23 S19$ N19 E23 N14$.

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	0510	GARAGE WD-	0	100	16	20	320.00	SF	26.25	26.25	100	1989	1989	3	20	1,680	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	0811	CONCRETE B	0	100	0	0	2,648.00	SF	5.20	5.20	100	1989	1989	3	57	7,849	

LAND DESCRIPTION

TOTAL OB/XF 11,839

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	0006	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS