BLOCK 11 LOT 30
SPRING LAKE ESTATES #3 PB5/198

MUSTO LAWRENCE L & ROBERTA J
55614 DEER RUN RD
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0300

BUILDING CHARACTERISTICS

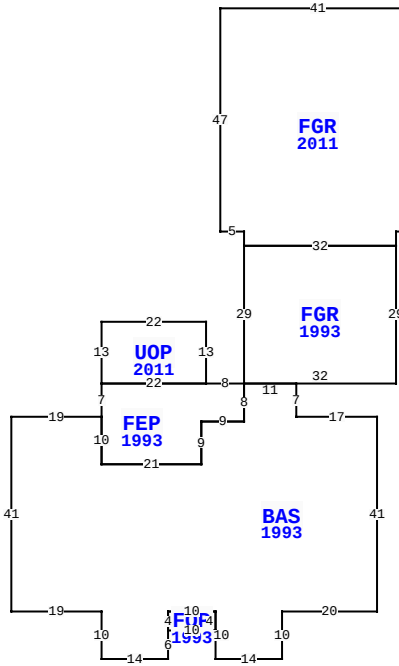
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	3,295	100	3,295	361,031
FEP	429	80	343	37,583
FGR	928	55	510	55,880
FGR	2,023	55	1,113	121,950
FOP	40	30	12	1,315
UOP	286	20	57	6,245
TOTALS	7,001		5,330	584,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,330	105.9250	132.41	705,745	1992	2000	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2013 Heated Area: 3295 HX Base Yr 2013



55614 DEER RUN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	584,004
TOTAL MARKET OB/XF VALUE	33,211
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	672,215
SOH/AGL Deduction	365,020
ASSESSED VALUE	307,195
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	257,195
TOTAL JUST VALUE	672,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	643,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23460	GARAGE	74,940	04/01/2010
B23452	DEMOLITION	2,200	04/01/2010
B951607	SWIM POOL	8,000	01/01/1995
7041	NEW CONSTR	145,900	03/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0441	3/19/2021	WD	U	I	11	100
GRANTOR: MUSTO LIVING TRUST ET						
GRANTEE: MUSTO LAWRENCE L &						
1993/0180	7/22/2015	WD	U	I	11	100
GRANTOR: MUSTO LAWRENCE L & RO						
GRANTEE: MUSTO LIVING TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W41 S47 E5 S3 FGR=[YR=1993] S29 FEP=[YR=1993] W8 UOP=[YR=2011] N13 W22 S13 E22$ W22 S7 BAS=[YR=1993] W19 S41 E19 S10 E14 N6FOP=[YR=1993] E10 N4 W10 S4$ N4 E10 S10 E14 N10 E20 N41 W17 N7 W11S8 W9 S9 W21 N10$ S10 E21 N9 E9 N8$ E32 N29 W32$ E32 N3 E4 N47$.

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	1992	1992	3	72	2,520	
2	0861	POOL GUNIT	0	100	0	0	443.00	SF	85.00	85.00	100	1995	1995	3	20	7,531	
3	0812	CONCRETE C	0	100	0	0	2,064.00	SF	4.00	4.00	100	1994	1994	3	68	5,614	
4	0811	CONCRETE B	0	100	0	0	507.00	SF	5.20	5.20	100	1995	1995	3	70	1,845	
5	0940	SHEDS/PORT	0	100	11	12	132.00	SF	30.00	30.00	100	1995	1995	3	20	792	
6	0812	CONCRETE C	0	100	0	0	4,096.00	SF	4.00	4.00	100	2010	2010	3	91	14,909	

LAND DESCRIPTION

TOTAL OB/XF 33,211

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 06/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS