



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	13	LVT/LAMMT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,081	100	2,081	252,477
FGR	440	55	242	29,361
FOP	116	30	35	4,246
FOP	125	30	38	4,610
TOTALS	2,762		2,396	290,694

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,862.00	SF	4.00	4.00	
2	0811	CONCRETE B	0	100	0	0	568.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	100	0	0	500.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	1,149.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,396	112.2100	140.26	336,063	1996	2005	0	0	13.50	86.50
1 SNGL FAM - 100% - 2022 Heated Area: 2081 HX Base Yr 2022											
55584 DEER RUN RD, CALLAHAN											
BLD DATE: 04/04/2024 MLU											

TOTAL OB/XF											
41,837											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 300,737											
TOTAL MARKET OB/XF VALUE 41,837											
TOTAL LAND VALUE - MARKET 55,000											
TOTAL MARKET VALUE 397,574											
SOH/AGL Deduction 116,231											
ASSESSED VALUE 281,343											
TOTAL EXEMPTION VALUE 50,000											
BASE TAXABLE VALUE 231,343											
TOTAL JUST VALUE 397,574											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 382,678											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007524	REPAIR/RRF	10,000	11/01/2017
B22537	SWIM POOL	40,000	06/01/2009
B007062	REMODEL	16,800	04/01/2000
B006974	GARAGE	18,000	03/01/2000
M961650	H/AC	0	07/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2676/1437	10/30/2023	LE	U	I	11	100	
GRANTOR: HEAD DARRYL W & LINDA							
GRANTEE: HEAD-STROUT MYKAL D							
2673/229	10/11/2023	LE	U	I	11	100	
GRANTOR: HEAD DARRYL WAYNE & L							
GRANTEE: HEAD-STROUT MYKAL D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W34 FOP=[YR=1996] W17 S8 E13 N5 E4 N3 \$ S3 W4 S5 W13 N8 W15 S41 E16 FOP=[YR=1996] S2 E28 N2 W13 N2 W2 N3 W13 S5 \$ N5 E13 S3 E2 S2 E13 FGR=[YR=2019] E22 N20 W22 S20\$ N20 E22 N21\$.											

HEAD DARRYL W & LINDA W L/E/
55584 DEER RUN ROAD
CALLAHAN, FL 32011

46-2N-25-197C-0011-0330

[illegible]