

BLOCK 11 LOT 34
IN OR 1255/473
SPRING LAKE EST #3 PB 5/198

WOODLE JOHNNY H JR & DONNA L
55574 DEER RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0340



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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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
BAS	2,657	100
FGR	506	55
FSP	230	40
PTO	35	5
PTO	450	5
TOTALS	3,878	3,051

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,051	102.6720	128.34	391,565	1999	2004	0	0	0	14.25	85.75
1 SNGL FAM - 100% - 2005												
Heated Area: 2657												
HX Base Yr 2005												
The diagram shows a property layout with several distinct areas and their dimensions: PTO 2005: A rectangular area at the top with a width of 45 and a height of 8. Below it, a horizontal line segment is 45 units long. FSP 1999: A complex, stepped area to the left of the PTO area. Its top horizontal segment is 19 units long. The area is bounded by a vertical line of 10 units on the left, a vertical line of 4 units on the right, and a bottom horizontal line of 6 units. BAS 1999: A large rectangular area in the center with a width of 22 units and a height of 30 units. PTC 1999: A small rectangular area at the bottom left with a width of 7 units and a height of 5 units. FGR 1999: A rectangular area at the bottom right with a width of 23 units and a height of 22 units. Other dimensions and boundaries include a vertical line of 49 units on the far left, a horizontal line of 16 units at the bottom left, and various other segments of 4, 5, 8, 10, 11, 18, 19, 22, 23, 30, and 45 units.												

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										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											