

BLK 11 LOT 37
IN OR 1889/1283
SPRING LAKE ESTATES #3 PB5/198

VAUGHAN ERIN ANN/SHEPPARD RONALD K II
55534 DEER RUN RD
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0370



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3 100
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	2,658	100	2,658	319,498
FGR	517	55	284	34,138
FOP	48	30	14	1,682
FOP	565	30	170	20,434
TOTALS	3,788		3,126	375,751

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,434.00	SF	4.00	4.00	

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	3,126	106.2600	132.82	415,195	2004	2004	0	0	9.50	90.50
1 SNGL FAM - 100% - 2015						Heated Area: 2658		HX Base Yr 2015			

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						375,751					
TOTAL MARKET OB/XF VALUE						7,898					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						438,649					
SOH/AGL Deduction						213,859					
ASSESSED VALUE						224,790					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						174,790					
TOTAL JUST VALUE						438,649					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						416,987					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005017	REPAIR/RRF	28,000	04/21/2021
P7369	NEW CONSTR	0	11/26/2003
B11959	NEW CONSTR	195,527	11/17/2003
R5606	REPAIR/RRF	0	11/17/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1889/1283	11/14/2013	SW	Q	I	02	182,000	
GRANTOR: TD BANK NA							
GRANTEE: VAUGHAN ERIN ANN &							
1877/1215	9/06/2013	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: TD BANK NATIONAL AS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W23 FOP=[YR=2004] W44 S10 E15 S7 E20 N7 E1 N1 E1 N1 E7 N8\$ S8 W7 S1 W1 S1 W1 S7 W20 N7 W15 S44 E4 S1 E8 N1 E4 N8 E9 FOP=[YR=2004] S2 E12 N2 W3 N4 W6 S4 W3\$ E3 N4 E6 S4 E12 FGR=[YR=2004] S26 E21 N25 W5 S2 W6 N2 W6 N1 W4\$ E4 S1 E6 S2 E6 N2 E5 N47\$.											

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	