

BLOCK 11 LOT 38
IN OR 802 PG 895
SPRING LAKE ESTATES #3 PB5/198

PITTMAN DEENA C & LEONARD C
55524 DEER RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0380



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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		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

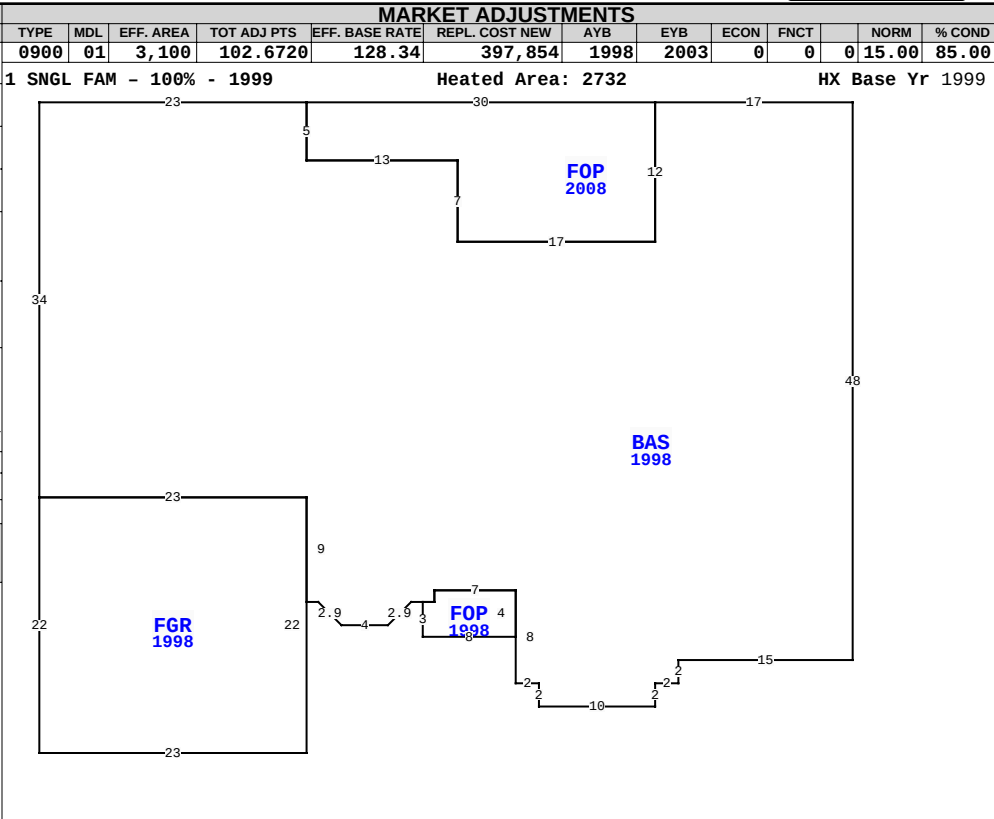
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,732	100	2,732	298,031
FGR	506	55	278	30,327
FOP	31	30	9	982
FOP	269	30	81	8,837

TOTALS	3,538		3,100	338,176
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	2,625.00	SF	6.50
3	0911	SCRN RM A	0	100	38	29	1,102.00	SF	17.50
4	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	590.00	SF	7.25
6	0811	CONCRETE B	0	100	0	0	283.00	SF	5.20

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



55524 DEER RUN RD, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	2,625.00	SF	6.50	6.50	100	1998	1998	3	75	12,797	
3	0911	SCRN RM A	0	100	38	29	1,102.00	SF	17.50	17.50	100	2007	2007	3	31	5,978	
4	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2007	2007	3	48	20,890	
5	0845	KOOL DECK	0	100	0	0	590.00	SF	7.25	7.25	100	2007	2007	3	88	3,764	
6	0811	CONCRETE B	0	100	0	0	283.00	SF	5.20	5.20	100	2007	2007	3	88	1,295	

TOTAL OB/XF													47,559	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
6	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00			
Total = 0.00		Total = 0.00		Total = 1.00		Total = 0.00		Total = 0.00		Total = 0.00				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		338,176	
TOTAL MARKET OB/XF VALUE		47,559	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		440,735	
SOH/AGL Deduction		231,441	
ASSESSED VALUE		209,294	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		159,294	
TOTAL JUST VALUE		440,735	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		424,634	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011030	REPAIR/RRF	15,400	10/18/2019
B20175	ADDITION	6,648	07/01/2007
B19925	SWIM POOL	30,000	04/01/2007
B982893	NEW CONSTR	147,000	10/01/1998
B974465	NEW CONSTR	147,000	11/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/ V	I /	RSN CD	SALE PRICE
0802/0895	8/08/1995	WD	Q	V			15,100
GRANTOR: SPRING LAKE ESTATES 0							
GRANTEE: PITTMAN DEENA & LEO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W17 FOP=[YR=2008] W30 S5 E13 S7 E17 N12 \$ S12 W17 N7 W13 N5 W23 S34 FGR=[YR=1998] S22 E23 N22 W23 \$ E23 S9 E1 D2 R2 E4 R2 U2 E1 FOP=[YR=1998] S3 E8 N4 W7S1 W1 \$ E1N1 E7 S8 E2 S2 E10 N2 E2 N2 E15 N48\$.									