

BLOCK 12 LOT 10
IN OR 1494/95
SPRING LAKE EST #3 PB 5/198

PEAK WILLIAM G JR & LISA S
55501 DEER RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197C-0012-0100



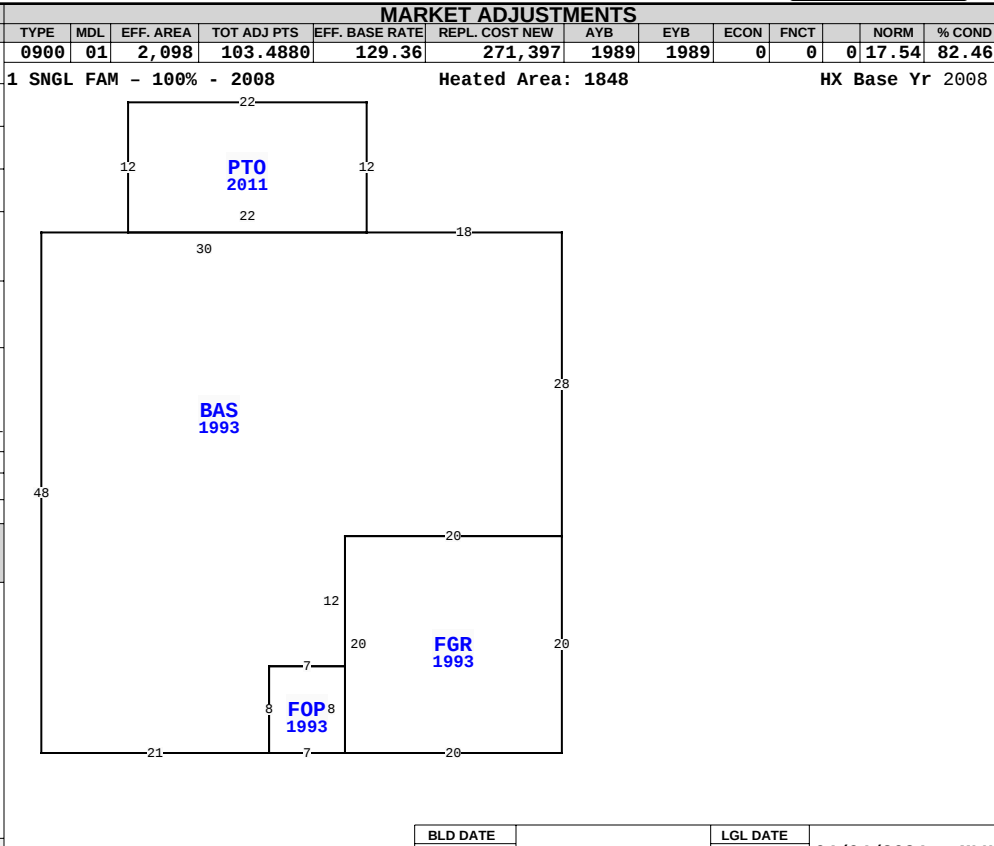
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	20 FACE BRICK 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	1,848	100	1,848	197,126
FGR	400	55	220	23,467
FOP	56	30	17	1,813
PTO	264	5	13	1,387
TOTALS	2,568		2,098	223,794

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	1,331.00	SF	4.00	4.00	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

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



55501 DEER RUN RD, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	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		223,794	
TOTAL MARKET OB/XF VALUE		4,355	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		283,149	
SOH/AGL Deduction		175,335	
ASSESSED VALUE		107,814	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		57,814	
TOTAL JUST VALUE		283,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,266	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7177	ADDITION	2,040	04/23/1991
2731	H/AC	3,000	09/26/1988
5393	NEW CONSTR	2,850	09/23/1988
3184	NEW CONSTR	3,300	08/31/1988
5116	NEW CONSTR	75,950	08/23/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1494/0095	4/23/2007	WD Q	I		
GRANTOR: KELLY WILLIAM A III					SALE PRICE
GRANTEE: PEAK WILLIAM G JR &					172,000
1475/0543	1/30/2007	QC U	I	01	100
GRANTOR: KELLY WILLIAM A III &					
GRANTEE: KELLY WILLIAM A III					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W18 PTO=[YR=2011] N12 W22 S12 E22\$ W30 S48 E21 FOP=[YR=1993] E7 FGR=[YR=1993] E20 N20 W20 S20\$ N8 W7 S8\$ N8 E7 N12 E20 N28\$.											

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