BLOCK 3 LOT 11
SPRING LAKE EST #1 PB 5/183

STARLING OSCAR
55012 DEER RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-197A-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

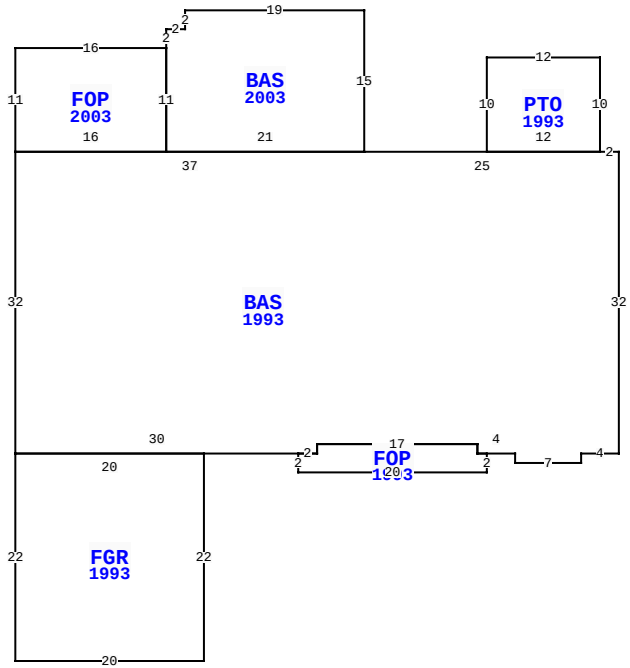
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,038	100	1993	2,038	249,135
BAS	311	100	2003	311	38,018
FGR	440	55	1993	242	29,584
FOP	57	30	1993	17	2,079
FOP	176	30	2003	53	6,479
PTO	120	5	1993	6	733
TOTALS	3,142			2,667	326,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,667	108.0000	142.56	380,208	1993	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2019 Heated Area: 2349 HX Base Yr 2019



55012 DEER RUN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		340,781
TOTAL MARKET OB/XF VALUE		22,811
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		418,592
SOH/AGL Deduction		167,433
ASSESSED VALUE		251,159
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,437
TOTAL JUST VALUE		418,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004393	GARAGE	30,912	05/21/2020
B11251	XFOB	13,282	06/01/2003
B9602937	SWIM POOL	11,000	08/01/1996
93390	NEW CONSTR	101,456	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	5/24/2018	CN	Q	I	01	303,000
GRANTOR: BRACKETT EDWARD C & C						
GRANTEE: STARLING OSCAR						
0662/1230	7/06/1992	WD	Q	V		11,000
GRANTOR: AMER FEDRL SAVS BANK						
GRANTEE: BRACKETT EDWARD & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 PTO=[YR=1993] N10 W12 S10 E12 $ W25
BAS=[YR=2003] N15 W19 S2 W2 S2 FOP=[YR=2003] W16 S11 E16
N11 $ S11 E21 $ W37 S32 FGR=[YR=1993] S22 E20 N22 W20 $ E30
FOP=[YR=1993] S2 E20 N2 W1 N1 W17 S1 W2 $ E2 N1 E17 S1 E4 S1
E7 N1 E4 N32 $.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,784.00	SF	4.00	4.00	100	1993	1993	3	64	4,567	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
4	0861	POOL GUNIT	0	100	0	0	325.00	SF	85.00	85.00	100	1996	1996	3	20	5,525	
5	0845	KOOL DECK	0	100	0	0	507.00	SF	7.25	7.25	100	1996	1996	3	70	2,573	
6	0811	CONCRETE B	0	100	25	30	750.00	SF	5.20	5.20	100	1996	1996	3	70	2,730	
7	0911	SCRN RM A	0	100	32	27	864.00	SF	17.50	17.50	100	2003	2003	3	20	3,024	
8	0940	SHEDS/PORT	0	100	12	10	120.00	SF	18.00	18.00	100	1995	1995	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 22,811

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/08/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

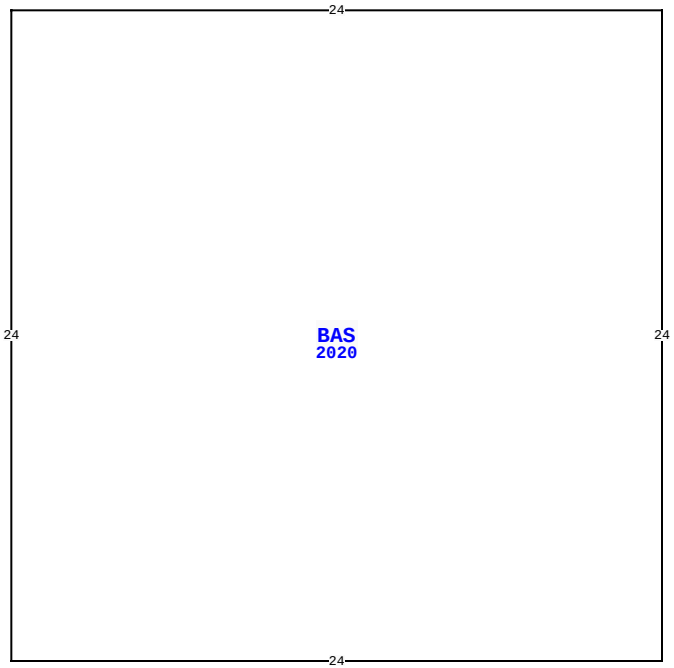
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2020	576	14,753
TOTALS	576			576	14,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	72.1050	26.68	15,368	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2019 Heated Area: 576 HX Base Yr 2019



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GRANTOR: AMER FEDRL SAVS BANK						
GRANTEE: BRACKETT EDWARD & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S24 E24 N24$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/08/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS