BLOCK 3 LOT 14
IN OR 2189/1836
SPRING LAKE EST #1 PB 5/183

ROBERTS OLIVER LIVING TRUST/ROBERTS OLIVER JAMES T
55060 DEER RUN DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197A-0003-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

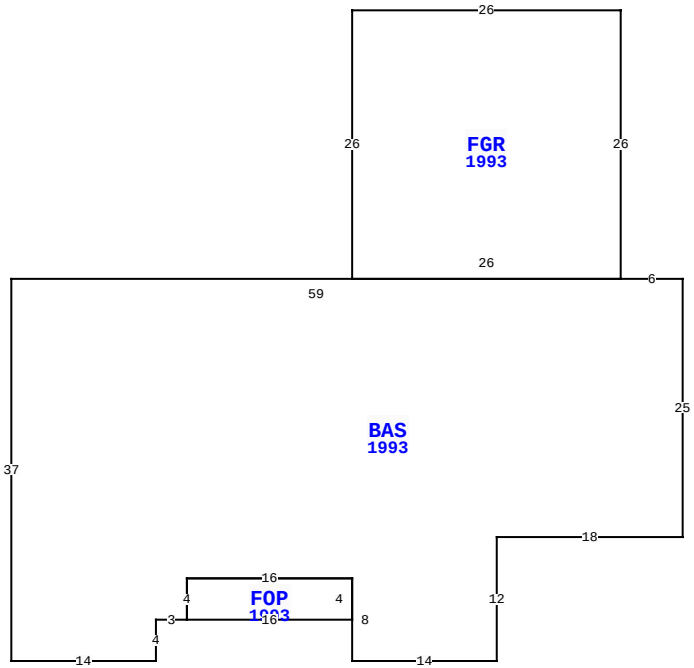
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,049	100	1993	2,049	233,858
FGR	676	55	1993	372	42,457
FOP	64	30	1993	19	2,169
TOTALS	2,789			2,440	278,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,440	107.4080	141.78	345,943	1989	1998	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2004 Heated Area: 2049 HX Base Yr 2004



55060 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		278,484
TOTAL MARKET OB/XF VALUE		7,668
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		341,152
SOH/AGL Deduction		190,547
ASSESSED VALUE		150,605
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,883
TOTAL JUST VALUE		341,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2209568	REPAIR/RRF	28,153	10/01/2023
R002590	REPAIR/RRF	0	06/01/2000
2925	H/AC	3,000	02/21/1989
3370	NEW CONSTR	0	01/24/1989
5662	NEW CONSTR	3,200	01/24/1989
5429	NEW CONSTR	68,314	01/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/1836	3/09/2018	QC	U	I	11	100
GRANTOR: ROBERTS OLIVER J & JO						
GRANTEE: ROBERTS OLIVER & JO						
1114/0096	2/19/2003	WD	Q	I		168,000
GRANTOR: ARCHER SUSAN K & FRAN						
GRANTEE: ROBERTS OLIVER J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FGR=[YR=1993] N26 W26 S26 E26$ W59 S37 E14 N4 E3 FOP=[YR=1993] E16 N4 W16 S4$ N4 E16 S8 E14 N12 E18 N25$.

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	2,490.00	SF	4.00	4.00	100	1989	1989	3	54.5	5,428	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 7,668

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS