BLOCK 3 LOT 16
IN OR 845/274
SPRING LAKE EST #1 PB 5/183

WEINER IRA L & CHERYL A
PO BOX 532
CALLAHAN, FL 32011-0532

2025

46-2N-25-197A-0003-0160

BUILDING CHARACTERISTICS

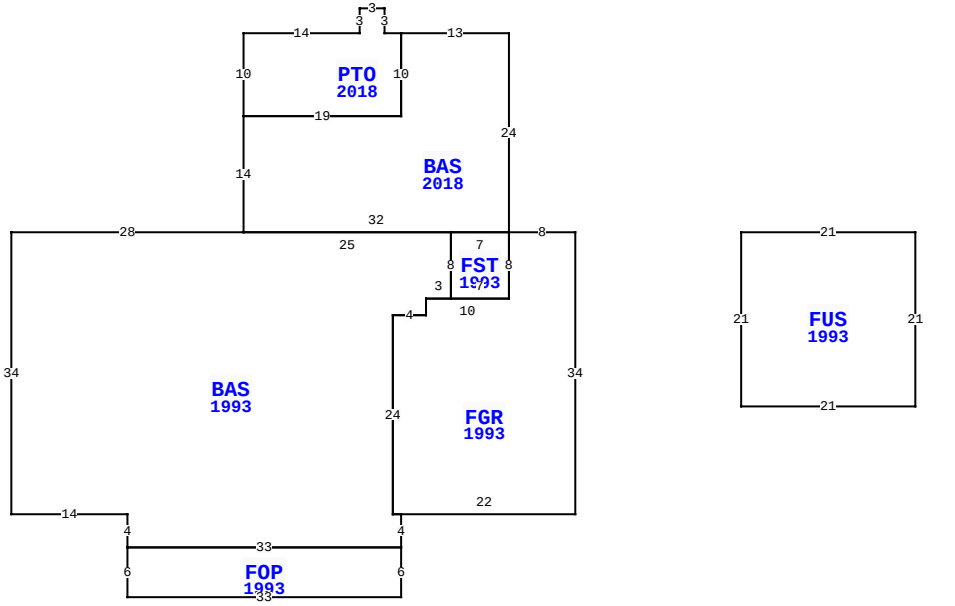
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,760	100	1993	1,760	199,642
BAS	578	100	2018	578	65,564
FGR	628	55	1993	345	39,135
FOP	198	30	1993	59	6,692
FST	56	55	1993	31	3,516
FUS	441	100	1993	441	50,024
PTO	199	5	2018	10	1,135
TOTALS	3,860			3,224	365,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,224	98.0720	129.46	417,379	1990	2000	0	0	0	12.38	87.62

1 SNGL FAM – 100% - 1999 Heated Area: 2779 HX Base Yr 1999



55076 DEER RUN RD, CALLAHAN

BLD DATE	07/28/2008	JW	LGL DATE	04/04/2024	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		365,707
TOTAL MARKET OB/XF VALUE		9,070
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		429,777
SOH/AGL Deduction		220,658
ASSESSED VALUE		209,119
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,397
TOTAL JUST VALUE		429,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007553	GARAGE	62,953	12/01/2017
2915	H/AC	4,300	02/13/1989
3399	NEW CONSTR	0	02/13/1989
5523	NEW CONSTR	85,815	02/13/1989
5715	NEW CONSTR	1,750	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0845/0274	8/17/1998	WD	Q	I		144,500
GRANTOR: THOMPSON JEFFREY D &						
GRANTEE: WEINER IRA & CHERYL						
0778/1437	12/06/1996	WD	Q	I		136,500
GRANTOR: OVERSTREET LARRY D &						
GRANTEE: THOMPSON JEFFREY &						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	675.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,088	
3	0811	CONCRETE B	0	100	0	0	778.00	SF	5.20	5.20	100	1994	1994	3	66	2,670	
4	0811	CONCRETE B	0	100	0	0	550.00	SF	5.20	5.20	100	1996	1996	3	70	2,002	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-40,0] W28 S34 E14 S4 E33 N4 W1 N24 E4 N2 E3 N8 W25 $
FGR=[YR=1993;ORIG=0,0] W8 S8 W10 S2 W4 S24 E22 N34 $
BAS=[YR=2018;ORIG=-8,0] N24 W13 S10 W19 S14 E32 $
FUS=[YR=1993;ORIG=20,0] E21 S21 W21 N21 $
PTO=[YR=2018;ORIG=-21,-24] W2 N3 W3 S3 W14 S10 E19 N10 $
FOP=[YR=1993;ORIG=-54,38] S6 E33 N6 W33 $
FST=[YR=1993;ORIG=-8,0] W7 S8 E7 N8 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,070

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 01/25/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS