BLOCK 3 LOT 17
IN OR 810 PG 1017
SPRING LAKE EST #1 PB 5/183

SELLERS BRET A & APRIL R
55096 DEER RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197A-0003-0170

BUILDING CHARACTERISTICS

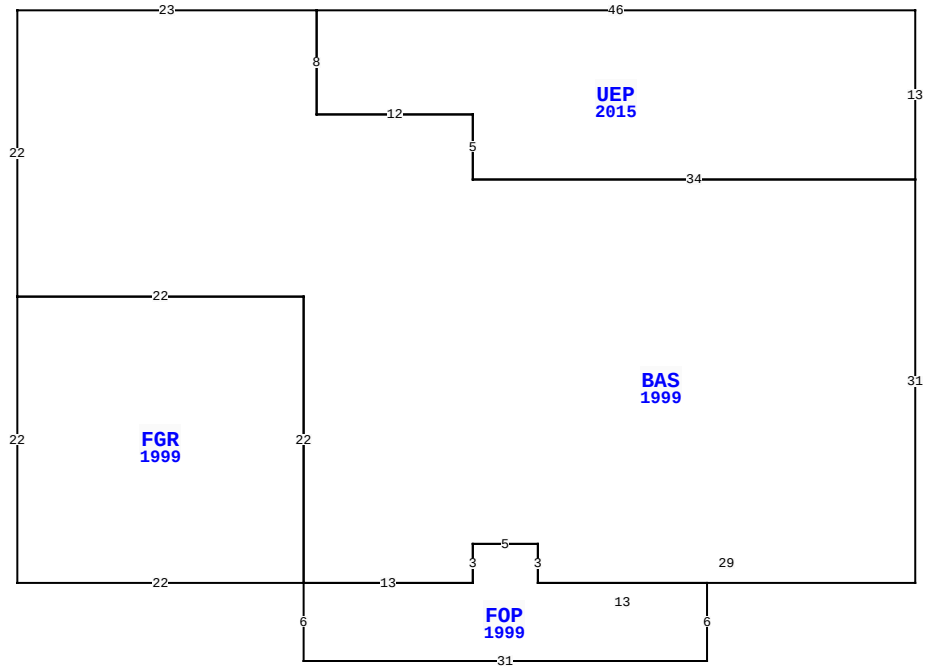
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,999	100	1999	1,999	244,593
FGR	484	55	1999	266	32,547
FOP	201	30	1999	60	7,341
UEP	538	60	2015	323	39,522
TOTALS	3,222			2,648	324,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,648	109.0560	143.95	381,180	1999	2004	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2000 Heated Area: 1999 HX Base Yr 2000



55096 DEER RUN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		324,003
TOTAL MARKET OB/XF VALUE		11,570
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		390,573
SOH/AGL Deduction		212,360
ASSESSED VALUE		178,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,491
TOTAL JUST VALUE		390,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009311	REPAIR/RRF	20,378	12/01/2018
B1530559	XFOB	16,253	06/01/2015
B995859	NEW CONSTR	104,000	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0810/1017	10/22/1997	WD	Q	V		20,000
GRANTOR: HAGA JOHN D & WANDA G						
GRANTEE: SELLERS BRET & APRI						
0535/0840	1/28/1988	WD	Q	V		13,200
GRANTOR: SPRING LAKE EST						
GRANTEE: HAGA JOHN D						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2015] W46 BAS=[YR=1999] W23 S22 FGR=[YR=1999] S22 E22 FOP=[YR=1999] S6 E31 N6 W13 N3 W5 S3 W13$ N22 W22$ E22 S22 E13 N3 E5 S3 E29 N31 W34 N5 W12 N8$ S8 E12 S5 E34 N13$.

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	0810	CONCRETE A	0	100	0	0	1,666.00	SF	6.50	6.50	100	1999	1999	3	75	8,122	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	2000	2000	3	20	613	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 11,570

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 06/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS