BLOCK 3 LOT 18
IN OR 1614/1606
SPRING LAKE EST #1 PB 5/183

LANKFORD STEVEN L JR
55114 DEER RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197A-0003-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

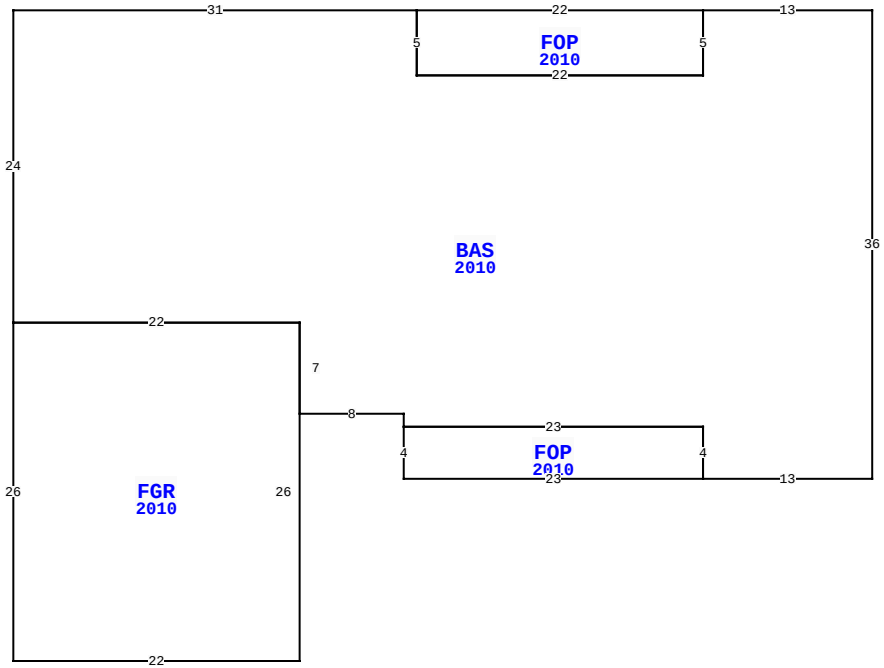
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,870	100	2010	1,870	241,190
FGR	572	55	2010	315	40,629
FOP	92	30	2010	28	3,611
FOP	110	30	2010	33	4,257
TOTALS	2,644			2,246	289,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,246	109.1720	144.11	323,671	2010	2010	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2012 Heated Area: 1870 HX Base Yr 2012



55114 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		289,686
TOTAL MARKET OB/XF VALUE		10,202
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		354,888
SOH/AGL Deduction		182,207
ASSESSED VALUE		172,681
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,959
TOTAL JUST VALUE		354,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23180	CO ISSUED	0	05/20/2010
M15055	MECH OTHER	0	02/01/2010
E22357	ELEC OTHER	0	01/01/2010
P14085	OTHER	0	01/01/2010
B23180	NEW CONSTR	252,916	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1614/1606	4/07/2009	QC	U	V	11	100
GRANTOR: LANKFORD STEVEN L & P						
GRANTEE: LANKFORD STEVEN L J						
1397/0931	3/21/2006	WD	Q	V		48,900
GRANTOR: ASPINWALL AZELL O & M						
GRANTEE: LANKFORD STEVEN L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W13 FOP=[YR=2010] W22 S5 E22 N5$ S5 W22 N5 W31 S24 FGR=[YR=2010] S26 E22 N26 W22$ E22 S7 E8 S1 FOP=[YR=2010] S4 E23 N4 W23 $ E23 S4 E13 N36$.

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	2,294.00	SF	4.00	4.00	100	2010	2010	3	90	8,258	
2	1242	WD DECK A	0	100	24	18	432.00	SF	10.00	10.00	100	2011	2011	3	45	1,944	

LAND DESCRIPTION

TOTAL OB/XF 10,202

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