BLOCK 3 LOT 19
IN OR 537 PG 741
SPRING LAKE EST #1 PB 5/183

LANKFORD STEVEN L
55130 DEER RUN DRIVE
CALLAHAN, FL 32011

**2025**

**46-2N-25-197A-0003-0190**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

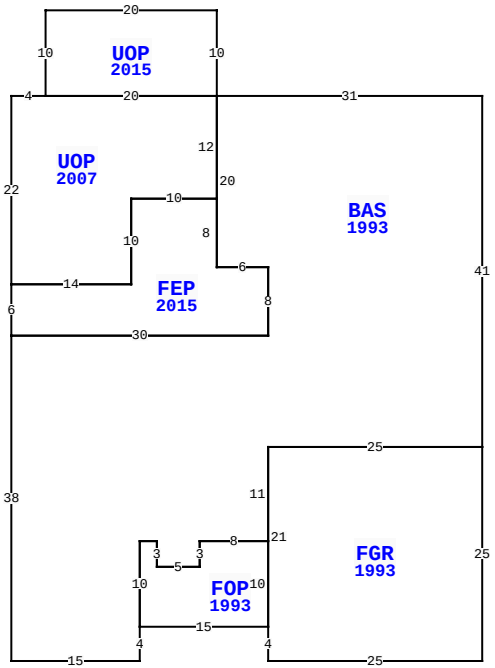
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 90 |
| Exterior Wall | 10 | ABOVE AVG 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 90 |
| Interior Floo | 14 | CARPET 10 |
| 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 | 2,090 | 100 | 1993 | 2,090 | 250,298 |
| FEP | 292 | 80 | 2015 | 234 | 28,024 |
| FGR | 625 | 55 | 1993 | 344 | 41,198 |
| FOP | 135 | 30 | 1993 | 40 | 4,790 |
| UOP | 428 | 20 | 2007 | 86 | 10,300 |
| UOP | 200 | 20 | 2015 | 40 | 4,790 |
| TOTALS | 3,770 | | | 2,834 | 339,399 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,834 | 115.8720 | 152.95 | 433,460 | 1989 | 1994 | 0 | 0 | 0 | 21.70 | 78.30 |

1 SNGL FAM – 100% - 1990 Heated Area: 2090 HX Base Yr 1990




55130 DEER RUN RD, CALLAHAN

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 339,399 |
| TOTAL MARKET OB/XF VALUE | | 40,750 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 435,149 |
| SOH/AGL Deduction | | 228,595 |
| ASSESSED VALUE | | 206,554 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,722 |
| BASE TAXABLE VALUE | | 150,832 |
| TOTAL JUST VALUE | | 435,149 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 421,569 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1514322 | REPAIR/RRF | 13,000 | 03/01/2015 |
| B952249 | SWIM POOL | 15,000 | 09/01/1995 |
| B941348 | GARAGE | 13,056 | 10/01/1994 |
| 5864 | NEW CONSTR | 86,624 | 07/10/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2456/1778 | 4/26/2021 | FJ | U | I | 11 | 0 |
| GRANTOR: LANKFORD PAMELA ESTAT | | | | | | |
| GRANTEE: LANKFORD STEVEN | | | | | | |
| 0537/0741 | 2/24/1988 | WD | Q | V | | 18,900 |
| GRANTOR: SPRING LAKE EST | | | | | | |
| GRANTEE: LANKFORD STEVEN L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W31 UOP=[YR=2015] N10 W20 S10 UOP=[YR=2007] W4 S22 FEP=[YR=2015] S6 E30 N8 W6 N8 W10 S10 W14$ E14 N10 E10 N12 W20$E20$S20 E6 S8 W30 S38 E15 N4 FOP=[YR=1993] E15 FGR=[YR=1993] S4 E25 N25 W25 S21$ N10 W8 S3 W5 N3 W2 S10$ N10 E2 S3 E5 N3 E8 N11 E25 N41$.

## 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 | 192.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 54.5 | 680 | |
| 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 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 612.00 | SF | 85.00 | 85.00 | 100 | 1995 | 1995 | 3 | 20 | 10,404 | |
| 4 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 721.00 | SF | 7.25 | 7.25 | 100 | 1995 | 1995 | 3 | 68 | 3,555 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 8 | 16 | 128.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 20 | 384 | |
| 6 | 0510 | GARAGE WD- | 0 | 100 | 25 | 32 | 800.00 | SF | 35.00 | 35.00 | 100 | 1995 | 1995 | 3 | 20 | 5,600 | |
| 7 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 4,937.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 72 | 14,219 | |
| 8 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 22 | 220.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 21 | 1,386 | |
| 9 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 144.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 21 | 302 | |
| 10 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 264.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 75 | 1,980 | |

TOTAL OB/XF 40,750

## LAND DESCRIPTION

| 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