BLOCK 3 LOT 20
IN OR 2015/1597
SPRING LAKE EST #1 PB 5/183

TAYLOR KEVIN JAMES & ASHLEY
55156 DEER RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-197A-0003-0200

BUILDING CHARACTERISTICS

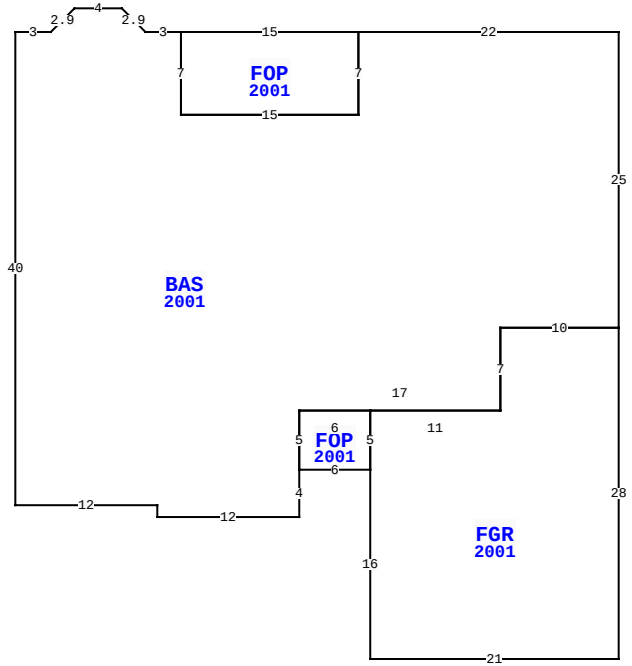
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,673	100	2001	1,673	211,316
FGR	511	55	2001	281	35,493
FOP	30	30	2001	9	1,137
FOP	105	30	2001	32	4,042
TOTALS	2,319			1,995	251,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,995	115.6400	152.64	304,517	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2016 Heated Area: 1673 HX Base Yr 2016



55156 DEER RUN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		251,988
TOTAL MARKET OB/XF VALUE		14,986
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		321,974
SOH/AGL Deduction		140,927
ASSESSED VALUE		181,047
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,325
TOTAL JUST VALUE		321,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007548	NEW CONSTR	99,500	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2015/1597	11/25/2015	WD	Q	I	01	180,000
GRANTOR: THOMAS BRIAN K & TRAC						
GRANTEE: TAYLOR KEVIN JAMES						
0926/1164	3/31/2000	WD	Q	V	01	10,000
GRANTOR: TANNER YVONNE E						
GRANTEE: THOMAS BRIAN & TRAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W22 FOP=[YR=2001] W15 S7 E15 N7 $ S7 W15 N7 W3 U2 L2 W4 D2 L2 W3 S40 E12 S1 E12 N4 FOP=[YR=2001] E6 FGR=[YR=2001] S16 E21 N28 W10 S7W11 S5 $ N5 W6 S5 $ N5 E17 N7 E10 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	2,429.00	SF	4.00	4.00	100	2001	2001	3	79	7,676	
3	1242	WD DECK A	0	100	20	12	240.00	SF	10.00	10.00	100	2001	2001	3	20	480	
4	0300	BOAT DCK W	0	100	20	11	220.00	SF	40.00	40.00	100	2001	2001	3	28	2,464	
5	0479	VF PICKET	0	100	0	0	176.00	LF	10.00	10.00	100	2012	2012	3	81	1,426	

LAND DESCRIPTION

TOTAL OB/XF 14,986

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	000134	C	RES POND	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS