BLOCK 3 LOT 22
SPRING LAKE EST #1 PB 5/183

LANKFORD STEVEN/MAULDIN RENEE
55194 DEER RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197A-0003-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

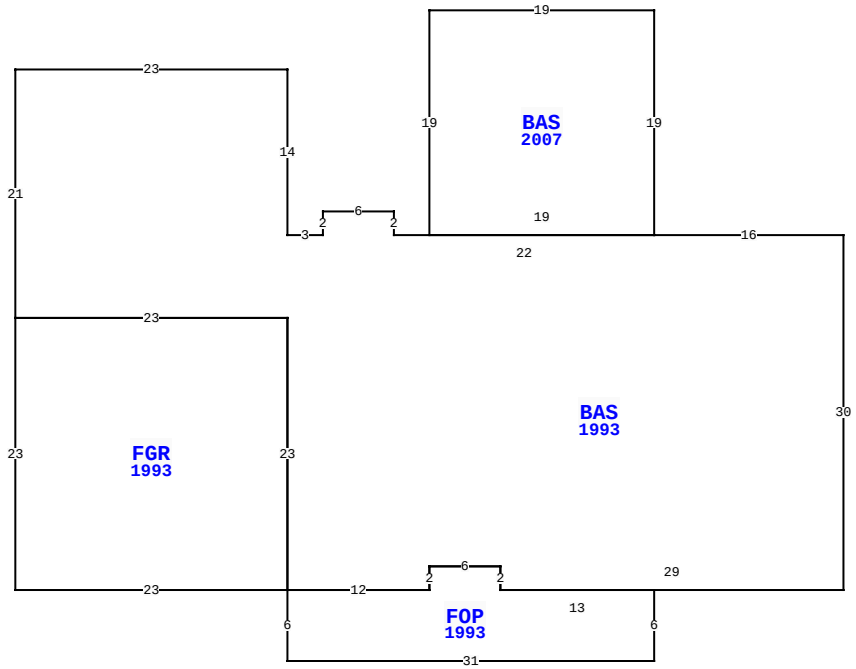
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,893	100	1993	1,893	206,297
BAS	361	100	2007	361	39,341
FGR	529	55	1993	291	31,713
FOP	198	30	1993	59	6,430
TOTALS	2,981			2,604	283,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,604	105.5040	139.27	362,659	1989	1994	0	0	0	21.75	78.25

1 SNGL FAM – 100% - 0 Heated Area: 2254 HX Base Yr 1994



55194 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		283,781
TOTAL MARKET OB/XF VALUE		16,835
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		355,616
SOH/AGL Deduction		180,814
ASSESSED VALUE		174,802
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		119,080
TOTAL JUST VALUE		355,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413836	REPAIR/RRF	9,100	03/01/2014
B9502447	GARAGE	8,942	12/01/1995
5588	NEW CONSTR	71,632	03/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2763/1272	1/27/2025	LE	U	I	11	100
GRANTOR: LANKFORD VERNICE						
GRANTEE: LANKFORD STEVEN						
0675/1191	2/18/1993	WD	Q	I		106,000
GRANTOR: TRANTHAM W L & M A						
GRANTEE: LANKFORD VERNICE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=2007] N19 W19 S19 E19$ W22 N2 W6 S2 W3 N14 W23 S21 FGR=[YR=1993] S23 E23 FOP=[YR=1993] S6 E31 N6 W13 N2 W6 S2 W12$ N23 W23$ E23 S23 E12 N2 E6 S2 E29 N30$.

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	1989	1989	3	64	2,240	
2	0812	CONCRETE C	0	100	0	0	2,142.00	SF	4.00	4.00	100	1989	1989	3	54.5	4,670	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1996	1996	3	23	4,637	
4	0811	CONCRETE B	0	100	0	0	922.00	SF	5.20	5.20	100	1996	1996	3	70	3,356	
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	19.50	19.50	100	2004	2004	3	21	410	
6	1242	WD DECK A	0	100	17	13	221.00	SF	10.00	10.00	100	1997	1997	3	20	442	
7	0300	BOAT DCK W	0	100	10	15	150.00	SF	30.00	30.00	100	1997	1997	3	24	1,080	

LAND DESCRIPTION

TOTAL OB/XF 16,835

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 12/09/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS