BLOCK 3 LOT 24
IN OR 1242/947
SPRING LAKE EST #1 PB 5/183

WILSON PEGGY M
55234 DEER RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197A-0003-0240

BUILDING CHARACTERISTICS

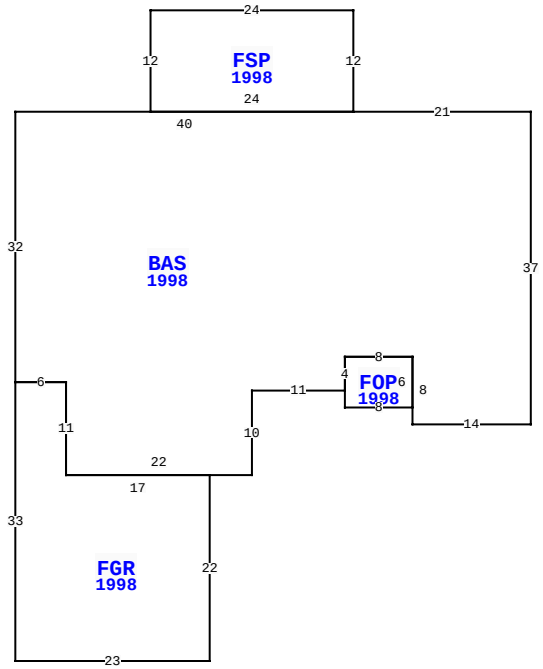
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,251	100	1998	2,251	263,400
FGR	572	55	1998	315	36,859
FOP	48	30	1998	14	1,638
FSP	288	40	1998	115	13,456
TOTALS	3,159			2,695	315,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,695	105.2160	138.89	374,309	1998	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2005 Heated Area: 2251 HX Base Yr 2005



55234 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		315,355
TOTAL MARKET OB/XF VALUE		11,464
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		381,819
SOH/AGL Deduction		210,693
ASSESSED VALUE		171,126
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		115,404
TOTAL JUST VALUE		381,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007026	REPAIR/RRF	19,500	08/01/2019
B985028	NEW CONSTR	131,350	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1242/0947	7/01/2004	WD	Q	I		195,000
GRANTOR: BALDWIN GLADYS S						
GRANTEE: WILSON JOHN K & PEG						
1023/1867	12/10/2001	WD	Q	I		173,000
GRANTOR: DIEDRICH JOHN III & F						
GRANTEE: BALDWIN GLADYS S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W21 FSP=[YR=1998] N12 W24 S12 E24$ W40 S32
FGR=[YR=1998] S33 E23 N22 W17 N11 W6$ E6 S11 E22 N10 E11
FOP=[YR=1998] S2 E8 N6 W8 S4 $ N4 E8 S8 E14 N37$.

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	2,967.00	SF	4.00	4.00	100	1998	1998	3	73	8,664	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 11,464

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 10/25/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS