BLOCK 3 LOT 25
SPRING LAKE EST #1 PB 5/183

HAYDEN DALE/
55242 DEER RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197A-0003-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

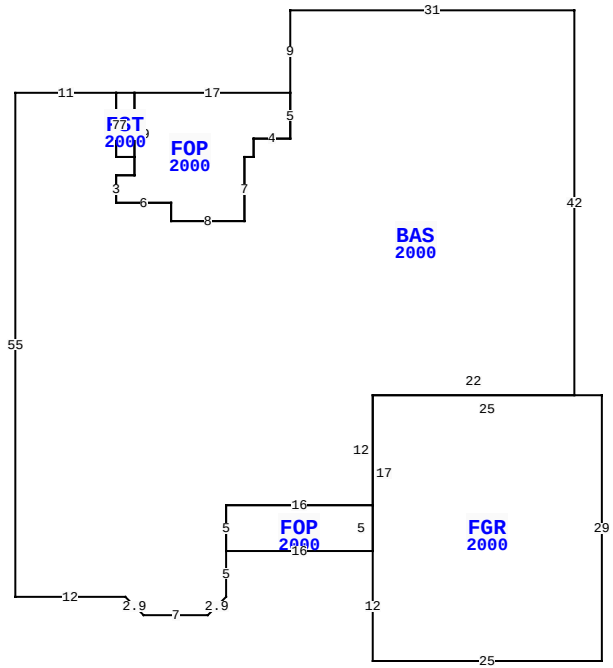
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,801	100	2000	2,801	312,115
FGR	725	55	2000	399	44,460
FOP	80	30	2000	24	2,674
FOP	193	30	2000	58	6,463
FST	14	55	2000	8	891
TOTALS	3,813			3,290	366,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,290	102.9480	135.89	447,078	2000	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2017 Heated Area: 2801 HX Base Yr 2017



55242 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		366,604
TOTAL MARKET OB/XF VALUE		36,100
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		457,704
SOH/AGL Deduction		178,978
ASSESSED VALUE		278,726
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		223,004
TOTAL JUST VALUE		457,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000402	REPAIR/RRF	30,000	01/07/2022
B9853	GARAGE	17,424	06/01/2002
R4215	NEW CONSTR	2,800	06/01/2002
B0108434	XFOB	7,000	06/01/2001
B018296	SWIM POOL	0	05/01/2001
B007035	NEW CONSTR	180,000	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	10/12/2016	CN	Q	I	01	320,000
GRANTOR: NEUMAN DIANE MATTHEWS						
GRANTEE: HAYDEN DALE						
0867/0204	2/09/1999	WD	Q	V		15,700
GRANTOR: PARIS DAWN & DERRICK						
GRANTEE: STALVEY CHARITY E						

BUILDING NOTES

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	1,777.00	SF	4.00	4.00	100	2000	2000	3	77	5,473	
2	0810	CONCRETE A	0	100	0	0	285.00	SF	6.50	6.50	100	2000	2000	3	77	1,426	
3	0861	POOL GUNIT	0	100	0	0	301.00	SF	85.00	85.00	100	2000	2000	3	23	5,885	
4	0845	KOOL DECK	0	100	0	0	1,102.00	SF	7.25	7.25	100	2000	2000	3	77	6,152	
5	0911	SCRN RM A	0	100	0	0	1,460.00	SF	17.50	17.50	100	2000	2000	3	20	5,110	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
7	0510	GARAGE WD-	0	100	24	22	528.00	SF	35.00	35.00	100	2002	2002	3	29	5,359	
8	0811	CONCRETE B	0	100	0	0	911.00	SF	5.20	5.20	100	2002	2002	3	80	3,790	

BUILDING DIMENSIONS

BAS=[YR=2000] W31 S9 FOP=[YR=2000] W17 FST=[YR=2000] W2 S7 E2 N7 $ S9 W2 S3 E6 S2 E8 N7 E1 N2 E4 N5 $ S5 W4 S2 W1 S7 W8 N2 W6 N3 E2 N2 W2 N7 W11 S55 E12 D2 R2 E7 U2 R2 N5 FOP=[YR=2000] E16 FGR=[YR=2000] S12 E25 N29 W25 S17 $ N5 W16 S5 $ N5 E16 N12 E22 N42 $.

LAND DESCRIPTION

TOTAL OB/XF 36,100

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 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