BLOCK 3 LOT 26
IN OR 1832/1967
SPRING LAKE EST #1 PB 5/183

RUSSELL JOSHUA B & MELISSA F
55254 DEER RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-197A-0003-0260

BUILDING CHARACTERISTICS

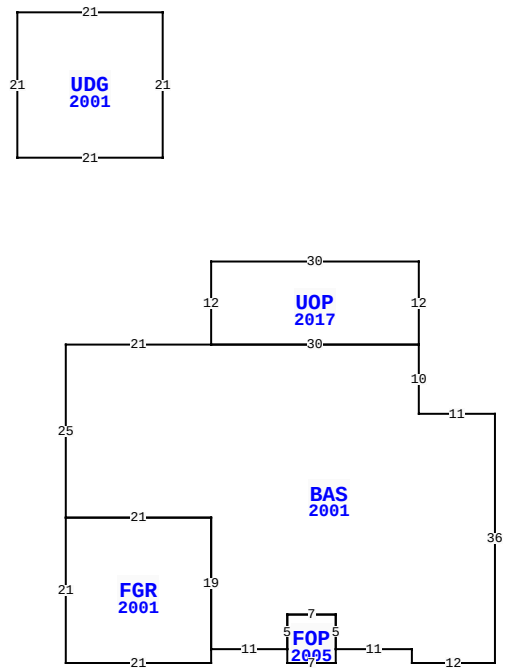
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,208	100	2001	2,208	256,765
FGR	441	55	2001	243	28,258
FOP	49	30	2005	15	1,744
UDG	441	55	2001	243	28,258
UOP	360	20	2017	72	8,373
TOTALS	3,499			2,781	323,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,781	106.4640	140.53	390,814	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2013 Heated Area: 2208 HX Base Yr 2013



55254 DEER RUN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		346,551
TOTAL MARKET OB/XF VALUE		84,427
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		485,978
SOH/AGL Deduction		224,793
ASSESSED VALUE		261,185
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,463
TOTAL JUST VALUE		485,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,382

ENCLOSED PORCH AS HEAT/AIR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-12029	POOL	65,000	09/20/2023
1700706	NEW CONSTR	38,560	03/01/2017
B0108426	GARAGE	10,000	06/01/2001
P014641	NEW CONSTR	0	04/01/2001
B0108112	NEW CONSTR	130,000	03/01/2001
B007613	NEW CONSTR	128,930	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1832/1967	12/27/2012	WD	Q	I	01	175,000
GRANTOR: TOURNEY KEITH MADISON						
GRANTEE: RUSSELL JOSHUA B &						
1418/0140	6/07/2006	WD	Q	I		275,000
GRANTOR: LANKFORD LARRY & EVEL						
GRANTEE: TORNEY JULIE D & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W11 N10 W30 W21 S25 E21 S19 E11 N5 E7 S5 E11 S2 E12 N36 $
FGR=[YR=2001;ORIG=-62,15] S21 E21 N2 N19 W21 $
UDG=[YR=2001;ORIG=-69,-58] E21 S21 W21 N21 $
UOP=[YR=2017;ORIG=-11,-10] N12 W30 S12 E30 $
FOP=[YR=2005;ORIG=-30,34] S2 E7 N2 N5 W7 S5 $
PTR=[ORIG=0,0] E15 W15 $
.

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	2,634.00	SF	4.00	4.00	100	2001	2001	3	79	8,323	
3	1127	BRICK 8"	0	100	14	3	42.00	SF	11.00	11.00	100	2001	2001	3	94	434	
4	0810	CONCRETE A	0	100	20	25	500.00	SF	6.50	6.50	100	2007	2007	3	87	2,828	
5	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2024	2008		48	8,400	
6	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2024	2023		98	39,984	
7	0855	CONC PAVER	0	100	0	0	1,622.00	SF	10.00	10.00	100	2024	2023		100	16,220	
8	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2024	2023		98	4,704	
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 84,427

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 01/19/2024 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

BLOCK 3 LOT 26
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SPRING LAKE EST #1 PB 5/183

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2025

46-2N-25-197A-0003-0260

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

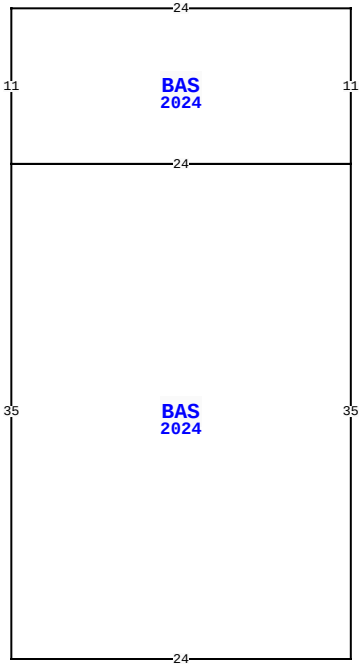
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100	2024	264	5,536
BAS	840	100	2024	840	17,616
TOTALS	1,104			1,104	23,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,104	60.9500	22.55	24,895	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2013 Heated Area: 1104 HX Base Yr 2013



55254 DEER RUN RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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1418/0140	6/07/2006	WD	Q	I		275,000
GRANTOR: LANKFORD LARRY & EVEL						
GRANTEE: TORNEY JULIE D & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E24 S35 W24 N35 $
BAS=[YR=2024;ORIG=50,10] E24 N11 W24 S11 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/19/2024 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS