

BLOCK 4 LOT 2
IN OR 1670/1568
SPRING LAKE EST #1 PB 5/183

MAHAN CHRISTINA C
55023 DEER RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197A-0004-0020



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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,700	100	1993	1,700	183,356
FEP	564	80	2009	451	48,644
FGR	605	55	1993	333	35,917
FOP	360	30	1993	108	11,648
FUS	720	100	1993	720	77,657
TOTALS	3,949			3,312	357,222

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0812	CONCRETE C	0	100	0	0	1,815.00	SF	4.00	4.00	100	1989	1989	3	54.5	3,957	
4	0811	CONCRETE B	0	100	0	0	804.00	SF	5.20	5.20	100	1990	1990	3	57	2,383	
5	1242	WD DECK A	0	100	0	0	794.00	SF	10.00	10.00	100	1994	1994	3	20	1,588	
6	0940	SHEDS/PORT	0	100	10	16	160.00	SF	21.30	21.30	100	1995	1995	3	20	682	
7	0681	POLE SHED	0	100	7	16	112.00	SF	15.00	15.00	100	1996	1996	3	23	386	
8	0461	IRON FENCE	0	100	57	5	285.00	SF	8.50	8.50	100	1989	1989	3	64	1,550	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,312	105.4320	139.17	460,931	1989	1994	0	0	22.50	77.50
1 SNGL FAM - 100% - 2011 Heated Area: 2420 HX Base Yr 2011											
55023 DEER RUN RD, CALLAHAN											

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

TOTAL OB/XF											
15,026											

NASSAU COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		357,222	
TOTAL MARKET OB/XF VALUE		15,026	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		427,248	
SOH/AGL Deduction		210,433	
ASSESSED VALUE		216,815	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		161,093	
TOTAL JUST VALUE		427,248	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		412,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5518	NEW CONSTR	104,510	02/13/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1670/1568	3/30/2010	WD Q	I	01	
GRANTOR: STEVENSON AARON C & D					
GRANTEE: MAHAN CHRISTINA C					
0974/0050	3/07/2001	WD Q	I		
GRANTOR: KELLY WILLIAM AVERY J					
GRANTEE: STEVENSON AARON C &					

BUILDING NOTES		

BUILDING DIMENSIONS		
FGR=[YR=1993] W9 BAS=[YR=1993] W25 FEP=[YR=2009] N12 W47 S12 E47 \$ W47 S29 FOP=[YR=1993] S8 E45 N8 W45 \$ E45 N4 E11 N13 E4 N6 E12 N6 \$ S6 W12 S6 W4 S17 E25 N29 \$ PTR= E15 FUS=[YR=1993] E45 S16 W45 N16 \$ W15 \$.		