BLOCK 4 LOT 6
IN OR 880/232
SPRING LAKE EST #1 PB 5/183

PORTER GREGORY S & LISA K
55095 DEER RUN DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197A-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

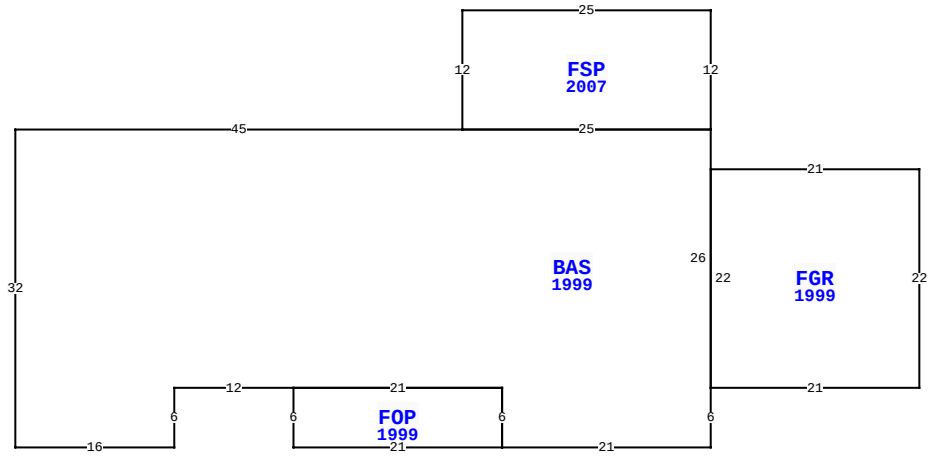
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100	1999	2,042	244,320
FGR	462	55	1999	254	30,390
FOP	126	30	1999	38	4,546
FSP	300	40	2007	120	14,358
TOTALS	2,930			2,454	293,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,454	103.2960	136.35	334,603	1999	1999	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2000 Heated Area: 2042 HX Base Yr 2000



55095 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		293,614
TOTAL MARKET OB/XF VALUE		8,564
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		357,178
SOH/AGL Deduction		193,033
ASSESSED VALUE		164,145
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,423
TOTAL JUST VALUE		357,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996114	NEW CONSTR	99,500	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0880/0232	4/23/1999	WD	Q	I		169,000
GRANTOR: R B GAY CONSTRUCTION						
GRANTEE: PORTER GREGORY S &						
0726/1104	3/29/1995	CT	U	V	14	1,000
GRANTOR: CLERK OF COURT						
GRANTEE: R B GAY CONST CO IN						

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	0810	CONCRETE A	0	100	0	0	1,057.00	SF	6.50	6.50	100	1999	1999	3	75	5,153	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
3	1242	WD DECK A	0	100	0	0	144.00	SF	10.00	10.00	100	2010	2010	3	40	576	

BUILDING DIMENSIONS

FSP=[YR=2007] W25 S12 BAS=[YR=1999] W45 S32 E16 N6 E12 FOP=[YR=1999] S6 E21 N6 W21$ E21 S6 E21 N6 FGR=[YR=1999] E21 N22 W21 S22$ N26 W25$ E25 N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,564

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		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 06/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS