



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	8010.00
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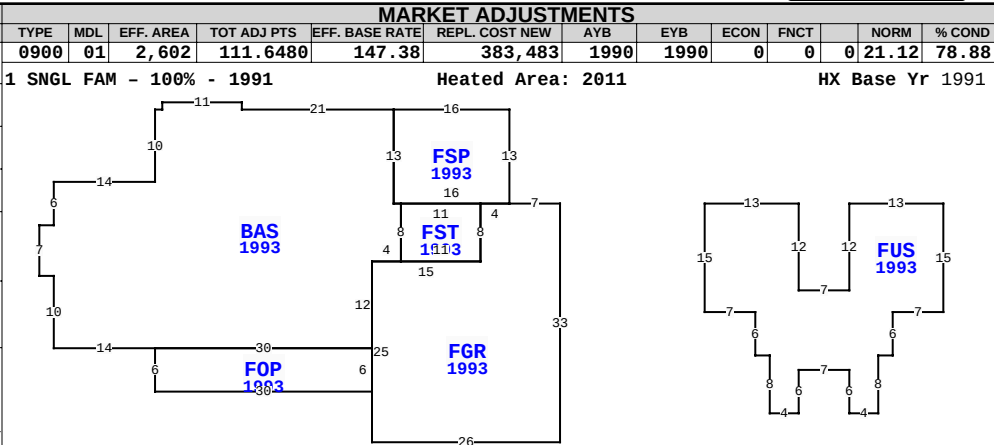
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1993	1,408	163,685
FGR	738	55	1993	406	47,199
FOP	180	30	1993	54	6,278
FSP	208	40	1993	83	9,649
FST	88	55	1993	48	5,580
FUS	603	100	1993	603	70,101

TOTALS	3,225			2,602	302,491
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	708.00	SF	7.25
5	0812	CONCRETE C	0	100	0	0	1,811.00	SF	4.00
6	0810	CONCRETE A	0	100	0	0	195.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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55145 DEER RUN RD, CALLAHAN

BLD DATE	07/28/2008	JW	LGL DATE	
XF DATE	07/28/2008	JW	LAND DATE	04/04/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF									
20,836									

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		302,491	
TOTAL MARKET OB/XF VALUE		20,836	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		378,327	
SOH/AGL Deduction		198,568	
ASSESSED VALUE		179,759	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		124,037	
TOTAL JUST VALUE		378,327	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		364,271	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952173	SWIM POOL	10,900	08/01/1995
6107	NEW CONSTR	88,385	11/08/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2272/0804	4/29/2019	LE U	I	11	
GRANTOR: COLLINS A F					
GRANTEE: MCDOWELL CHRISTY &					
0537/0740	2/24/1988	WD Q	V		12,700
GRANTOR: SPRING LAKE EST					
GRANTEE: COLLINS A F					

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=1993] W7 FSP=[YR=1993] N13 W16 BAS=[YR=1993] W21 N1 W11 S1 W1 S10 W14 S6 W2 S7 E2 S10 E14 FOP=[YR=1993] S6 E30 N6 W30\$ E30 N12 E4 FST=[YR=1993] E11 N8 W11 S8\$ N8W1 N13\$ S13 E16\$ W4 S8 W15 S25 E26 N33\$ PTR= E20 FUS=[YR=1993] E13 S12 E7 N12 E13 S15 W7 S6 W2 S8 W4 N6 W7 S6 W4 N8 W2 N6 W7 N15 \$ W20\$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 55,000	PRINTED 07/30/2025 BY SYS
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