BLOCK 4 LOT 10
IN OR 536 PG 917
SPRING LAKE EST #1 PB 5/183

BYRD TOBY A
55161 DEER RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197A-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

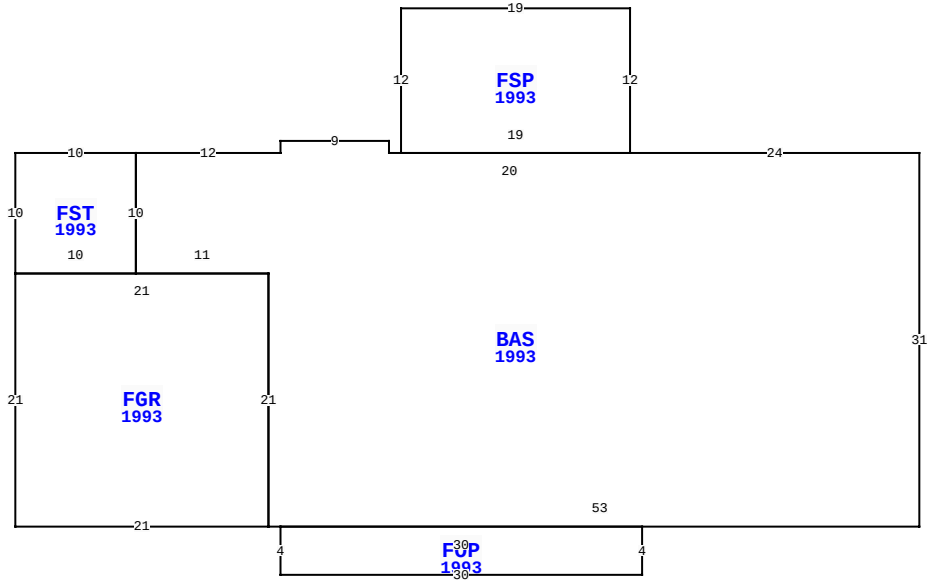
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,793	100	1993	1,793	194,540
FGR	441	55	1993	243	26,365
FOP	120	30	1993	36	3,906
FSP	228	40	1993	91	9,873
FST	100	55	1993	55	5,967
TOTALS	2,682			2,218	240,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,218	106.8200	141.00	312,738	1988	1993	0	0	0	23.05	76.95

1 SNGL FAM – 100% - 1989 Heated Area: 1793 HX Base Yr 1989



55161 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		259,094
TOTAL MARKET OB/XF VALUE		7,478
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		321,572
SOH/AGL Deduction		160,749
ASSESSED VALUE		160,823
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		105,101
TOTAL JUST VALUE		321,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010333	REPAIR/RRF	16,000	10/27/2020
20008909	GARAGE	34,776	09/25/2020
2705	H/AC	2,600	08/31/1988
3119	NEW CONSTR	2,350	07/08/1988
5009	NEW CONSTR	69,141	07/05/1988
5193	NEW CONSTR	2,800	07/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0536/0917	2/11/1988	WD	Q	V		16,000

GRANTOR: SPRING LAKE EST
GRANTEE: BYRD DENNIS A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FSP=[YR=1993] N12 W19 S12 E19 $ W20 N1 W9 S1 W12 FST=[YR=1993] W10 S10 FGR=[YR=1993] S21 E21 N21 W21 $ E10 N10 $ S10 E11 S21 E1 FOP=[YR=1993] S4 E30 N4 W30 $ E53 N31 $.

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	2,552.00	SF	4.00	4.00	100	1988	1988	3	52	5,308	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 7,478

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	000134	C	RES POND	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 03/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

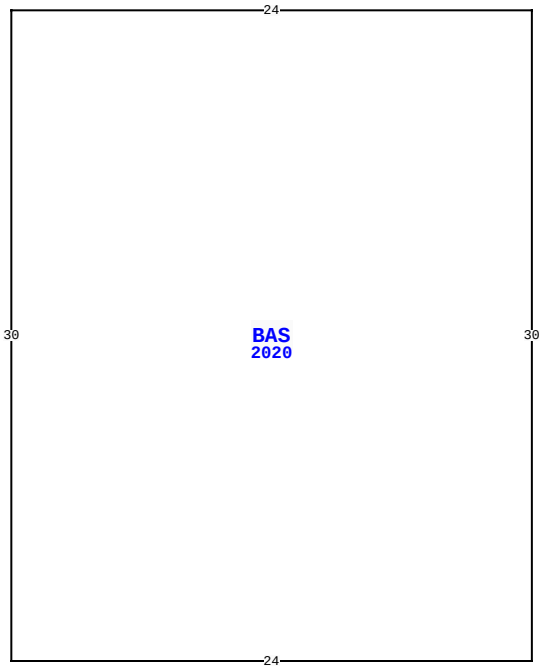
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2020	720	18,442
TOTALS	720			720	18,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	72.1050	26.68	19,210	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 1989 Heated Area: 720 HX Base Yr 1989



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GRANTOR: SPRING LAKE EST
GRANTEE: BYRD DENNIS A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S30 E24 N30$.

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 03/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS