

BLOCK 5 LOT 12
IN OR 743/924
SPRING LAKE EST #2 PB 5/185

STEWART DWAIN R & LINDA L
55303 DEER RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197B-0005-0120



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
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	1,772	100	1993	1,772	186,764
FGR	484	55	1993	266	28,036
FOP	12	30	1993	4	422
UDG	720	55	1993	396	41,737
TOTALS	2,988			2,438	256,959

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	0812	CONCRETE C	0	100	0	0	2,313.00	SF	4.00
3	0820	WOOD WALK	0	100	12	4	48.00	SF	11.75
4	1242	WD DECK A	0	100	14	12	168.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 06/03/2020 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,438	106.8200	141.00	343,758	1989	1989		0	0	25.25	74.75	
1 SNGL FAM - 100% - 1996 Heated Area: 1772 HX Base Yr 1996													
55303 DEER RUN RD, CALLAHAN													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE	04/04/2024			
				INC DATE					AG DATE				

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	0812	CONCRETE C	0	100	0	0	2,313.00	SF	4.00	4.00	100	1989	1989	3	54.5	5,042	
3	0820	WOOD WALK	0	100	12	4	48.00	SF	11.75	11.75	100	2000	2000	3	40	226	
4	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	2000	2000	3	20	336	

TOTAL OB/XF													7,844	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00				

Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 6					Tax Dist:									
BUILDING MARKET VALUE					256,959									
TOTAL MARKET OB/XF VALUE					7,844									
TOTAL LAND VALUE - MARKET					55,000									
TOTAL MARKET VALUE					319,803									
SOH/AGL Deduction					165,239									
ASSESSED VALUE					154,564									
TOTAL EXEMPTION VALUE					50,722					HX HB				
BASE TAXABLE VALUE					103,842									
TOTAL JUST VALUE					319,803									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					308,264									

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0743/0924	11/03/1995	WD	Q	I		127,900			
GRANTOR: PRESCOTT RAY & CATHER									
GRANTEE: STEWART DWAIN R & L									
0743/0922	11/03/1995	WD	U	I	07	100			
GRANTOR: SPRING LAKE ESTATE OF									
GRANTEE: PRESCOTT RAY & CATH									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W72 S34 E20 N6 E14 FOP=[YR=1993] E4 N3 W4 S3\$ N3 E4 S3 E12 FGR=[YR=1993] S6 E22 N22 W22 S16 \$ N16 E22 N12\$ PTR=E15 UDG=[YR=1993] E24 S30 W24 N30\$ W15\$.									