

BLOCK 6 LOT 1  
IN OR 1831/280  
SPRING LAKE EST #2 PB 5/185

TAYLOR DEANA L & JAMES P  
55430 DEER RUN ROAD  
CALLAHAN, FL 32011

2025

46-2N-25-197B-0006-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| 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       | 2,499            | 100         | 1993 | 2,499        | 255,033              |
| FEP       | 99               | 80          | 1993 | 79           | 8,062                |
| FEP       | 280              | 80          | 2001 | 224          | 22,860               |
| FGR       | 578              | 55          | 1993 | 318          | 32,454               |
| FOP       | 36               | 30          | 1993 | 11           | 1,123                |
| FST       | 50               | 55          | 1993 | 28           | 2,858                |
| UDU       | 169              | 55          | 1993 | 93           | 9,491                |

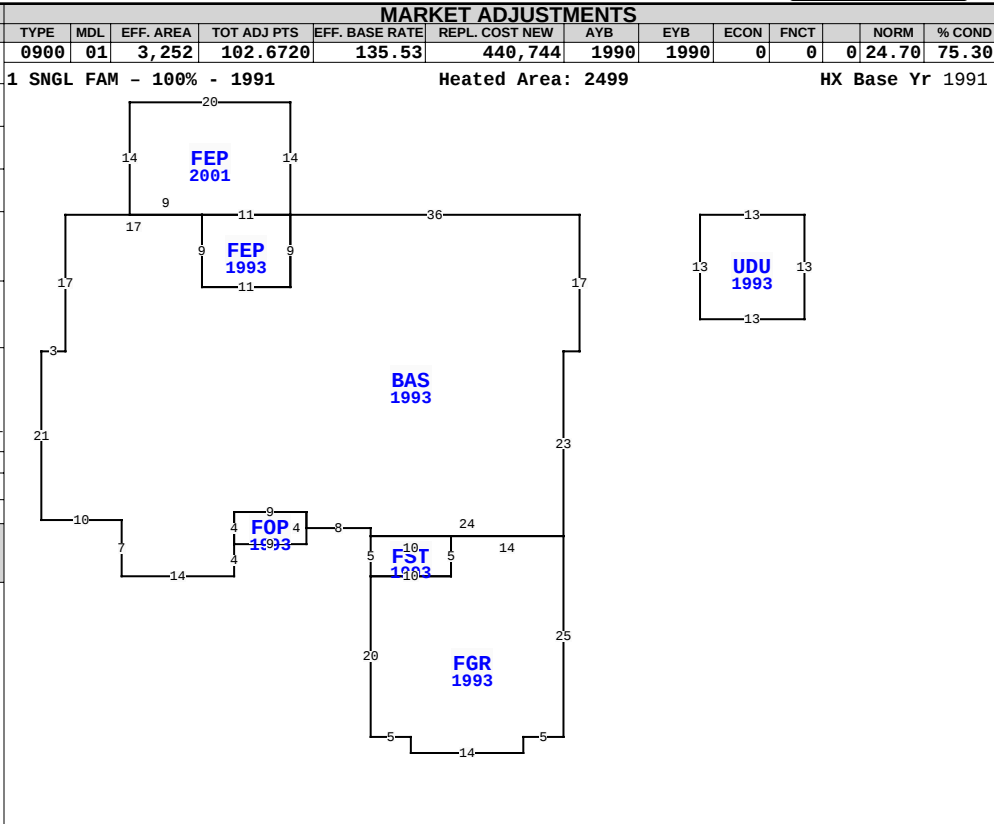
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,711 |  |  | 3,252 | 331,880 |
|--------|-------|--|--|-------|---------|

#### 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 |
|-----|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1990    | 1990        | 3 | 66     | 2,310           |       |
| 2   | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 2,866.00 | SF | 4.00     | 4.00           | 100       | 1990    | 1990        | 3 | 57     | 6,534           |       |
| 3   | 0475       | VF 4 SBPL   | 0   | 100 | 0 | 0 | 325.00   | LF | 14.00    | 14.00          | 100       | 2011    | 2011        | 3 | 78     | 3,549           |       |
| 4   | 0469       | VF LATTIC   | 0   | 100 | 0 | 0 | 325.00   | SF | 5.50     | 5.50           | 100       | 2011    | 2011        | 3 | 78     | 1,394           |       |

#### LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 55,000.00  | 55,000.00      | 55,000     |                             |      |         |      |     |    |        |



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

|                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 55430 DEER RUN RD, CALLAHAN |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

#### TOTAL OB/XF

|        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 13,787 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

#### NASSAU COUNTY PROPERTY

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| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 6              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 331,880  |
| TOTAL MARKET OB/XF VALUE  |           | 13,787   |
| TOTAL LAND VALUE - MARKET |           | 55,000   |
| TOTAL MARKET VALUE        |           | 400,667  |
| SOH/AGL Deduction         |           | 207,985  |
| ASSESSED VALUE            |           | 192,682  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722   |
| BASE TAXABLE VALUE        |           | 141,960  |
| TOTAL JUST VALUE          |           | 400,667  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 385,904  |

|            |             |         |            |
|------------|-------------|---------|------------|
| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
| B24748     | REMODEL     | 4,574   | 05/01/2011 |
| B0108193   | ADDITION    | 27,948  | 04/01/2001 |
| 6436       | NEW CONSTR  | 103,592 | 05/02/1990 |

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|            |             |         |            |
|            |             |         |            |
|            |             |         |            |

|                                                                                                                                                                                                                                                                                                                       |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|
| BUILDING NOTES                                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |
| BAS=[YR=1993] W36 FEP=[YR=2001] N14 W20 S14 E9 FEP=[YR=1993] S9 E11 N9 W11\$ E11\$ S9 W11 N9 W17 S17 W3 S21 E10 S7 E14 N4 FOP=[YR=1993] E9 N4 W9 S4\$ N4 E9 S2 E8 S1 FST=[YR=1993] S5 FGR=[YR=1993] S20 E5 S2 E14 N2 E5 N25 W14 S5 W10\$ E10 N5 W10\$ E24 N23 E2 N17\$ PTR=E15 UDU=[YR=1993] E13 S13 W13 N13\$ W15\$. |  |  |  |  |  |  |