

MILTON CARL R & JUDY C
55398 DEER RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-197B-0006-0030

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 100

03 GABLE/HIP 100

Roof Cover03 COMP SHNGL 100

Interior Wall05 DRYWALL 100

Interior Floo14 CARPET 70

Interior Floo11 CLAY TILE 30

Air Condition03 CENTRAL 100

Heating Type04 AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame02 WOOD FRAME 100

Stories Units Occupancy1. 1. 100
0 100
00 NONE 100

Quality03 Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8010.00

TOTALS3,7743,055349,757

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 1997 1997 3 79 2,765

2 0812 CONCRETE C 0 100 0 0 2,322.00 SF 4.00 4.00 100 1997 1997 3 72 6,687

LAND DESCRIPTION

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

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

REVIEW DATE 09/24/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 3,055 103.8680 137.11 418,871 1997 2002 0 0 16.50 83.50

1 SNGL FAM - 100% - 2011 Heated Area: 2575 HX Base Yr 2011

FOP 1997

FOP 1997

FGR 1997

FOP 1997

NASSAU COUNTY PROPERTY VALUATION SUMMARY

PAGE 1 of 1

VALUATION BY STANDARD

Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 349,757

TOTAL MARKET OB/XF VALUE 9,452

TOTAL LAND VALUE - MARKET 55,000

TOTAL MARKET VALUE 414,209

SOH/AGL Deduction 211,246

ASSESSED VALUE 202,963

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 152,241

TOTAL JUST VALUE 414,209

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 398,767

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2699/1252 3/13/2024 WD U I 11 100

GRANTOR:MILTON CARL R

GRANTEE:MILTON CARL R & JUD

1664/1356 2/24/2010 WD U I 12 190,000

GRANTOR:DEUTSCHE BANK NATIONA

GRANTEE:MILTON CARL R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 FOP=[YR=1997] N6 W38 S14 E35 N8 E3\$ W3 S8 W61 S34 E26 FOP=[YR=1997] S3 E37 FGR=[YR=1997] S4 E22 N22 W22 S18\$ N6 W32 S3 W5\$ E5 N3 E32 N12 E19 N27\$.