BLOCK 6 LOT 4
SPRING LAKE EST #2 PB 5/185

ROSS MONROE/
55384 DEER RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197B-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

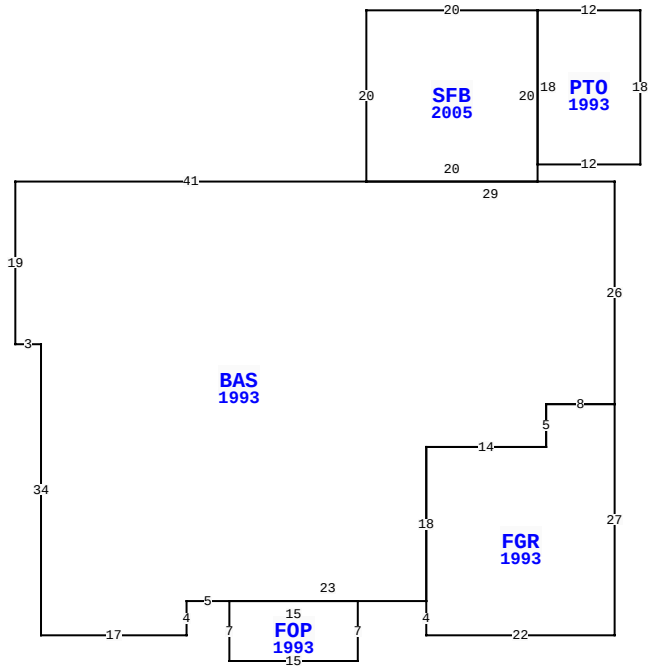
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,972	100	1993	2,972	303,607
FGR	524	55	1993	288	29,421
FOP	105	30	1993	32	3,269
PTO	216	5	1993	11	1,123
SFB	400	80	2005	320	32,690
TOTALS	4,217			3,623	370,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,623	99.5400	131.39	476,026	1992	1993	0	0	0	22.25	77.75

1 SNGL FAM – 100% - 2010 Heated Area: 3292 HX Base Yr 2010



55384 DEER RUN RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		370,110
TOTAL MARKET OB/XF VALUE		17,734
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		442,844
SOH/AGL Deduction		231,061
ASSESSED VALUE		211,783
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,061
TOTAL JUST VALUE		442,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974001	SWIM POOL	13,000	06/01/1997
6927	NEW CONSTR	85,360	01/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	12/10/2009	CN	U	I	12	220,000
GRANTOR: CLARK MICHAEL A & DEB						
GRANTEE: ROSS MONROE						
1417/1696	6/07/2006	WD	Q	I		359,900
GRANTOR: SCOTT JEANNE HENDERSO						
GRANTEE: CLARK MICHAEL A & D						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W12 SFB=[YR=2005] W20 S20 BAS=[YR=1993] W41 S19 E3 S34 E17 N4 E5 FOP=[YR=1993] S7 E15 N7 W15$ E23 FGR=[YR=1993] S4 E22 N27 W8 S5 W14 S18$ N18 E14 N5 E8 N26 W29$ E20 N20$ S18 E12 N18$.

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	2,347.00	SF	4.00	4.00	100	1992	1992	3	62	5,821	
2	0845	KOOL DECK	0	100	0	0	719.00	SF	7.25	7.25	100	1997	1997	3	72	3,753	
3	0861	POOL GUNIT	0	100	16	30	480.00	SF	85.00	85.00	100	1997	1997	3	20	8,160	

LAND DESCRIPTION

TOTAL OB/XF 17,734

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS