BLOCK 6 LOT 7
SPRING LAKE EST #2 PB 5/185

PULLIAM MICHAEL & CHELON
55334 DEER RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197B-0006-0070

BUILDING CHARACTERISTICS

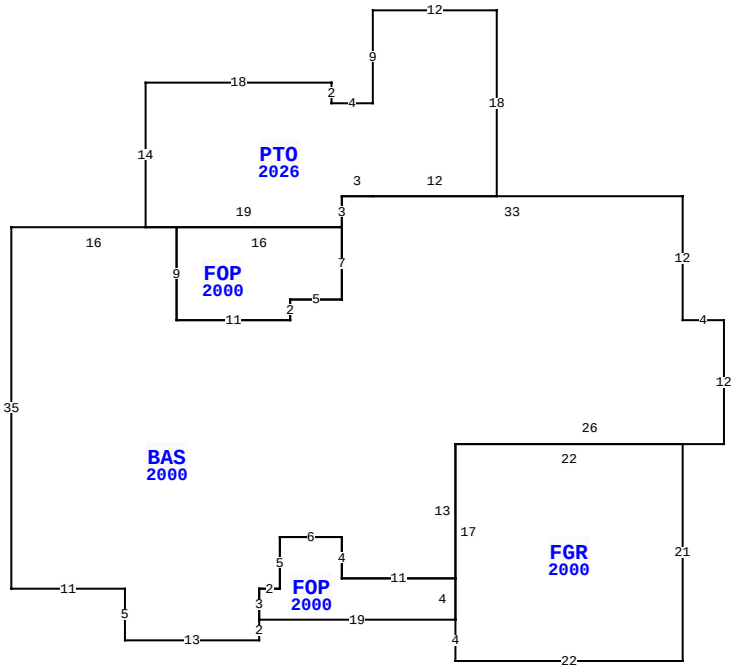
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,004	100	2000	2,004	243,192
FGR	462	55	2000	254	30,824
FOP	98	30	2000	29	3,519
FOP	134	30	2000	40	4,854
PTO	507	5	2026	25	3,034
TOTALS	3,205			2,352	285,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,352	107.2120	141.52	332,855	2000	2000	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2025 Heated Area: 2004 HX Base Yr 2025



55334 DEER RUN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,423
TOTAL MARKET OB/XF VALUE		9,505
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		349,928
SOH/AGL Deduction		178,708
ASSESSED VALUE		171,220
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		115,498
TOTAL JUST VALUE		349,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11245	XFOB	2,200	06/01/2003
B007287	NEW CONSTR	139,000	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2755/1724	11/20/2024	WD	Q	I	01	425,000
GRANTOR: BROYLES LVG TRUST						
GRANTEE: PULLIAM MICHAEL & C						
2755/1726	11/19/2024	WD	U	I	11	100
GRANTOR: BROYLES WILLIAM C						
GRANTEE: PULLIAM MICHAEL & C						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	2,143.00	SF	4.00	4.00	100	2000	2000	3	77	6,600	

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W4 N12 W33 S3 S7 W5 S2 W11 N9 W16 S35 E11 S5 E13 N2 N3 E2 N5 E6 S4 E11 N13 E26 N12 $
FGR=[YR=2000;ORIG=-26,29] S4 E22 N21 W22 S17 $
FOP=[YR=2000;ORIG=-37,-9] W16 S9 E11 N2 E5 N7 $
FOP=[YR=2000;ORIG=-45,29] E19 N4 W11 N4 W6 S5 W2 S3 $
PTO=[YR=2026;ORIG=-34,-12] E12 N18 W12 S9 W4 N2 W18 S14 E19 N3 E3 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,505

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	000100	C	RES	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