



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	13	LVT/LAMMT 40
Interior Floo	11	CLAY TILE 30
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,050	100	2000	2,050	265,121
FGR	550	55	2000	302	39,057
FOP	119	30	2000	36	4,656
PTO	240	5	2000	12	1,552
TOTALS	2,959			2,400	310,386

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,262.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	1242	WD DECK A	0	100	0	0	220.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,400	109.4660	144.50	346,800	2000	2010	0	0	10.50	89.50
1 SNGL FAM - 100% - 2024 Heated Area: 2050 HX Base Yr 2024											
55316 DEER RUN RD, CALLAHAN											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	04/04/2024
						INC DATE				AG DATE	MLU

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		310,386	
TOTAL MARKET OB/XF VALUE		10,541	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		375,927	
SOH/AGL Deduction		165,790	
ASSESSED VALUE		210,137	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		154,415	
TOTAL JUST VALUE		375,927	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,224	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996492	NEW CONSTR	129,000	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/76	7/31/2023	WD	Q	I	01	472,000
GRANTOR: ARMSTRONG TRACI R & J						
GRANTEE: KELTNER DOMINIKUES						
0876/1819	4/01/1999	WD	Q	V		15,100
GRANTOR: SPRING LAKE ESTATES O						
GRANTEE: ARMSTRONG TRACI R &						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2000] W8 N6 W16 N6 W10 S3 W2 PTO=[YR=2000] N3 W20 S12 E20 N9 \$ S9 W35 S35 E29 FOP=[YR=2000] E17 FGR=[YR=2000] E25 N22 W25 S22 \$ N7 W17 S7 \$ N7 E17 N15 E25 N13 \$.											