

DADDONA DIANA CHRISTINE
55268 DEER RUN ROAD
CALLAHAN, FL 32011

46-2N-25-197B-0006-0120

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		10	ABOVE AVG 100		0100	01		5,080	114.2138	114.21	580,187	1999	2004	0	0	0	9.50	90.50	VALUATION BY																									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2022										Heated Area: 4441										HX Base Yr 2022										STANDARD									
Roof Cover		03	COMP SHNGL 100																						Tax Group: 6										Tax Dist:									
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										525,069									
Interior Floo		11	CLAY TILE 50																						TOTAL MARKET OB/XF VALUE										13,635									
Interior Floo		14	CARPET 50																						TOTAL LAND VALUE - MARKET										55,000									
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										593,704									
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										138,805									
Bedrooms			4 100																						ASSESSED VALUE										454,899									
Bathrooms			4.5 100																						TOTAL EXEMPTION VALUE										HX HB 50,722									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										404,177									
Stories		2.	2. 100																						TOTAL JUST VALUE										593,704									
Units		00	0 100																						NCON VALUE										0									
Occupancy		00	NONE 100																						INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										570,561									
Quality		04	Quality Level 04																																									
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	2,304	100	1999	2,304	238,142																																							
FGR	736	55	1999	405	41,861																																							
FOP	207	30	1999	62	6,408																																							
FUS	1,604	100	1999	1,604	165,790																																							
SFB	666	80	2021	533	55,091																																							
UOP	858	20	2012	172	17,778																																							
TOTALS		6,375			5,080	525,069																																						
EXTRA FEATURES		55268 DEER RUN RD, CALLAHAN																																										
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620																													
2	0812	CONCRETE C	0 100	0	0	2,749.00	SF	4.00	4.00	100	2000	2000	3	77	8,467																													
3	0811	CONCRETE B	0 100	0	0	886.00	SF	5.20	5.20	100	2000	2000	3	77	3,548																													
LAND DESCRIPTION		TOTAL OB/XF 13,635																																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																											
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