BLOCK 7 LOT 9
IN OR 1498/1029
SPRING LAKE EST #2 PB 5/185

IVEY RANDAL & MARCELLA
55421 DEER RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-197B-0007-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

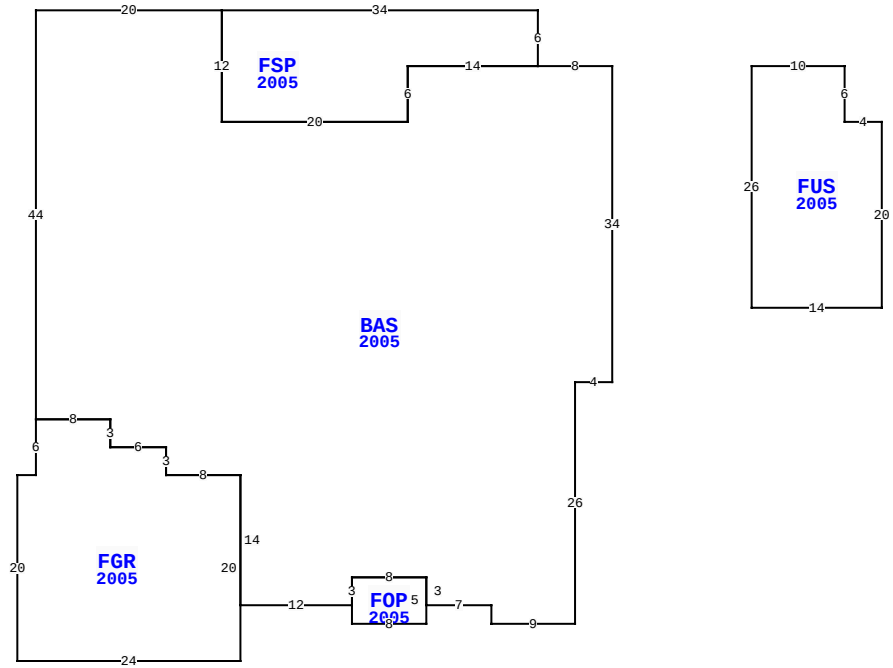
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,120	100	2005	3,120	390,095
FGR	546	55	2005	300	37,509
FOP	40	30	2005	12	1,500
FSP	324	40	2005	130	16,254
FUS	340	100	2005	340	42,510
TOTALS	4,370			3,902	487,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,902	107.6400	142.08	554,396	2005	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2006 Heated Area: 3460 HX Base Yr 2006



55421 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		487,868
TOTAL MARKET OB/XF VALUE		12,349
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		555,217
SOH/AGL Deduction		310,162
ASSESSED VALUE		245,055
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,333
TOTAL JUST VALUE		555,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229207	REPAIR/RRF	34,576	10/01/2022
E14602	ELEC OTHER	9,000	03/01/2005
M0509159	MECH OTHER	0	02/01/2005
B12837	NEW CONSTR	245,611	05/18/2004
R6176	REPAIR/RRF	4,000	05/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/1029	5/11/2007	QC	Q	I	01	100
GRANTOR: IVEY RANDALL & MARCEL						
GRANTEE: IVEY RANDAL & MARCE						
0986/0780	5/15/2001	WD	Q	V		18,500
GRANTOR: VARGAS CLARK						
GRANTEE: IVEY RANDALL & MARC						

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	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,576.00	SF	4.00	4.00	100	2005	2005	3	84	5,295	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2007	2007	3	69	3,974	

BUILDING DIMENSIONS

```
BAS=[YR=2005;ORIG=0,0] W8 W14 S6 W20 N12 W20 S44 E8 S3 E6 S3
E8 S14 E12 N3 E8 S3 E7 S2 E9 N26 E4 N34 $
FGR=[YR=2005;ORIG=-62,38] S6 W2 S20 E24 N20 W8 N3 W6 N3 W8 $
FUS=[YR=2005;ORIG=15,0] E10 S6 E4 S20 W14 N26 $
FSP=[YR=2005;ORIG=-8,0] N6 W34 S12 E20 N6 E14 $
FOP=[YR=2005;ORIG=-28,58] S2 E8 N5 W8 S3 $
PTR=[ORIG=0,0] E15 W15 $
.
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LAND DESCRIPTION

TOTAL OB/XF 12,349

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