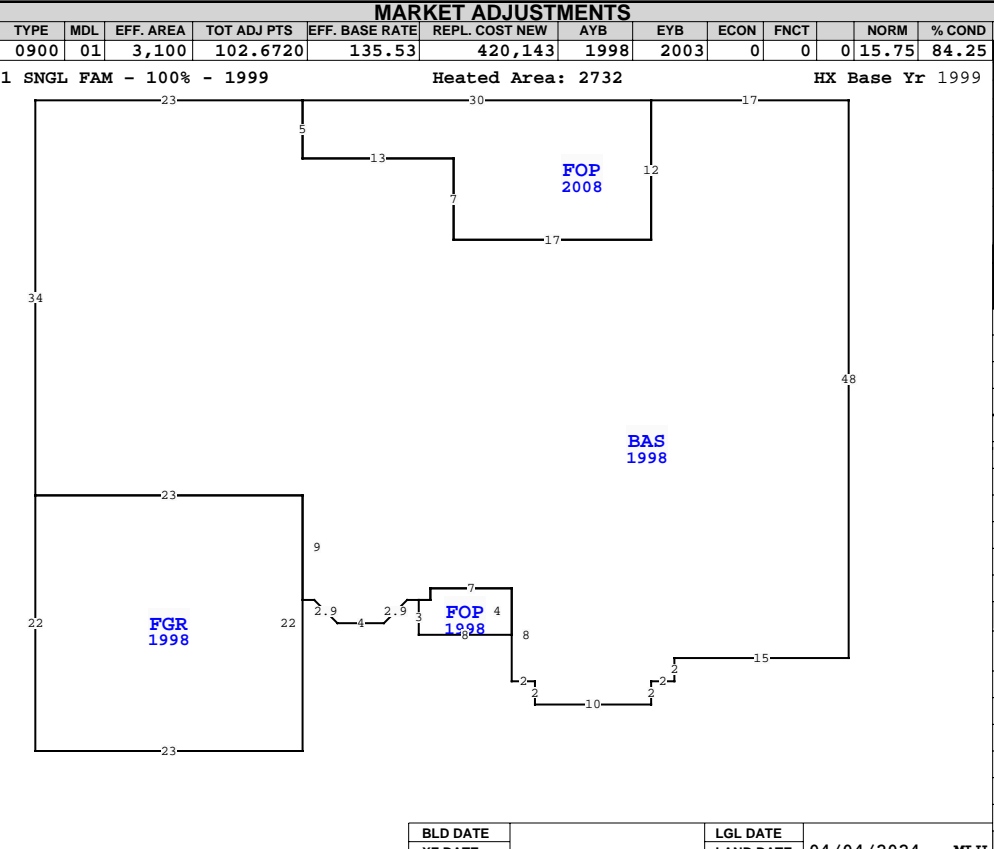


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
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
BAS	2,732	100	1998
FGR	506	55	1998
FOP	31	30	1998
FOP	269	30	2008
TOTALS	3,538		



NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		353,970
TOTAL MARKET OB/XF VALUE		44,613
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		453,583
SOH/AGL Deduction		238,219
ASSESSED VALUE		215,364
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,642
TOTAL JUST VALUE		453,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011030	REPAIR/RRF	15,400	10/18/2019
B20175	ADDITION	6,648	07/01/2007
B19925	SWIM POOL	30,000	04/01/2007
B982893	NEW CONSTR	147,000	10/01/1998
B974465	NEW CONSTR	147,000	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0802/0895	8/08/1995	WD Q	Q	V		15,100

GRANTOR: SPRING LAKE ESTATES O
GRANTEE: PITTMAN DEENA & LEO

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	0	2,625.00	SF	6.50	6.50	100	1998	1998	3	73	12,456	
3	0911	SCRN RM A	0	100	38	1,102.00	SF	17.50	17.50	100	2007	2007	3	27	5,207	
4	0861	POOL GUNIT	0	100	0	512.00	SF	85.00	85.00	100	2007	2007	3	44	19,149	
5	0845	KOOL DECK	0	100	0	590.00	SF	7.25	7.25	100	2007	2007	3	87	3,721	
6	0811	CONCRETE B	0	100	0	283.00	SF	5.20	5.20	100	2007	2007	3	87	1,280	

55524 DEER RUN RD, CALLAHAN

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1998] W17 FOP=[YR=2008] W30 S5 E13 S7 E17 N12 \$ S12 W17 N7 W13 N5 W23 S34 FGR=[YR=1998] S22 E23 N22 W23 \$ E23 S9 E1 D2 R2 E4 R2 U2 E1 FOP=[YR=1998] S3 E8 N4 W7S1 W1 \$ E1N1 E7 S8 E2 S2 E10 N2 E2 N2 E15 N48\$.

LAND DESCRIPTION		TOTAL OB/XF														44,613								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							