

BLOCK 14 LOT 36  
IN OR 1699/731  
FKA BLK 14 LOT 38

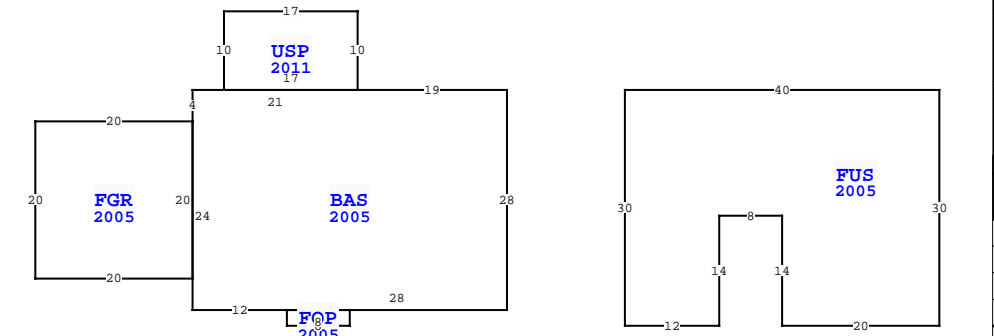
DEINES DIANN L  
55492 BEAR RUN ROAD  
CALLAHAN, FL 32011-8539

**2025**

46-2N-25-197D-0014-0360

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,484	102.9120	135.84	337,427	2005	2005	0	0	0	9.40	90.60



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			305,709
TOTAL MARKET OB/XF VALUE			4,264
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			364,973
SOH/AGL Deduction			177,975
ASSESSED VALUE			186,998
TOTAL EXEMPTION VALUE	HX HB WX	55,722	
BASE TAXABLE VALUE			131,276
TOTAL JUST VALUE			364,973
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,787

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	1,120	100	2005	1,120	137,840
FGR	400	55	2005	220	27,076
FOP	16	30	2005	5	615
FUS	1,088	100	2005	1,088	133,901
USP	170	30	2011	51	6,277
TOTALS	2,794			2,484	305,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13908	NEW CONSTR	159,418	10/01/2004
R6782	REPAIR/RRF	8,000	10/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1699/0731	8/31/2010	QC	U	I	11	175,000

GRANTOR: UNITED STATES OF AMER						
GRANTEE: DEINES WILLIAM K &						
1699/0728	8/29/2010	WD	U	I	12	234,800
GRANTOR: WILKERSON DAVID V & A						
GRANTEE: UNITED STATES OF AM						

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	0812	CONCRETE C	0	100	0	1,269.00	SF	4.00	4.00	100	2005	2005	3	84	4,264	

LAND DESCRIPTION																								
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							

LAND DESCRIPTION													TOTAL OB/XF											
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							