

BLOCK 3 LOT 17  
IN OR 810 PG 1017  
SPRING LAKE EST #1 PB 5/183

SELLERS BRET A & APRIL R  
55096 DEER RUN ROAD  
CALLAHAN, FL 32011

2026

46-2N-25-197A-0003-0170



| 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            | 14 | CARPET 80      |
| Interior Floo            | 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 |
|------------------|---------|

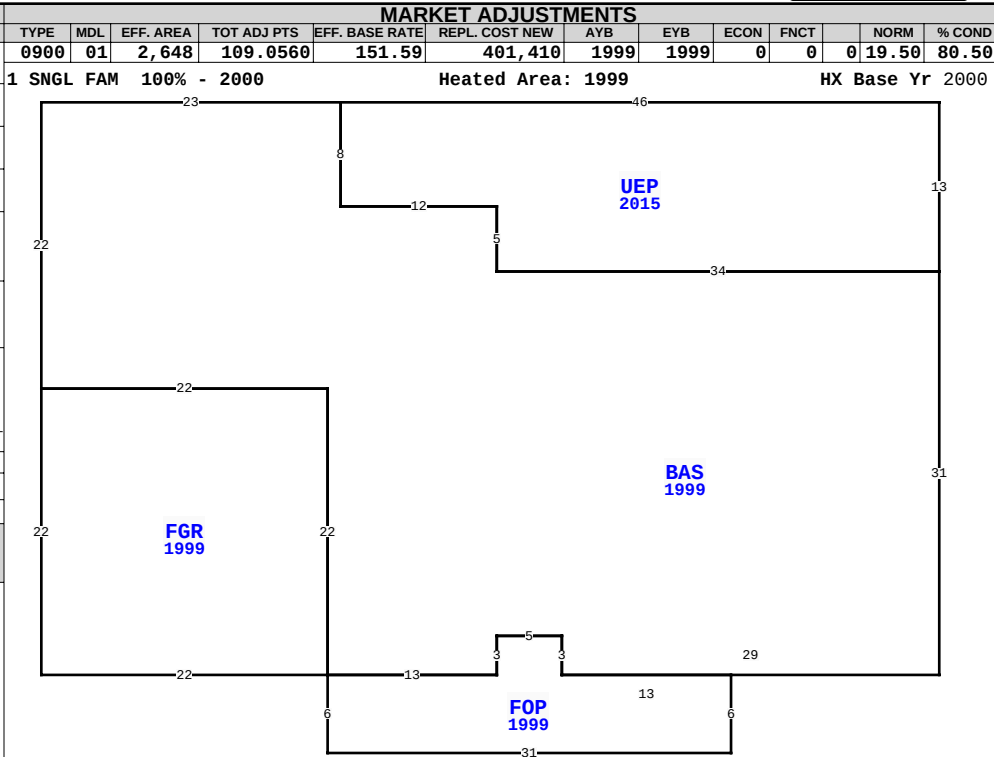
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,999            | 100         | 1999 | 1,999        | 243,938              |
| FGR       | 484              | 55          | 1999 | 266          | 32,460               |
| FOP       | 201              | 30          | 1999 | 60           | 7,321                |
| UEP       | 538              | 60          | 2015 | 323          | 39,416               |
| TOTALS    | 3,222            |             |      | 2,648        | 323,135              |

|                |  |
|----------------|--|
| 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 |
|-----|------------|-------------|---------|-----|---|-------|----|-------|----------------|-----------|---------|-------------|------|--------|-----------------|-------|
| 3   | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 0     |    | 1.00  | UT 3,500.00    | 3,500.00  | 100     | 1999        | 1999 | 3      | 80              | 2,800 |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 2,800    |     |      |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1                | 000100   | C   | RES                  | 100 | 0006 | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 65,000.00  | 65,000.00      |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|



|                             |          |           |            |     |
|-----------------------------|----------|-----------|------------|-----|
| 55096 DEER RUN RD, CALLAHAN | BLD DATE | LGL DATE  | 05/05/2026 | MLU |
|                             | XF DATE  | LAND DATE |            |     |
|                             | INC DATE | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 | 6 |
|------------------------|--|--|--|--|--|--|--|--|--|-------------|---|
|------------------------|--|--|--|--|--|--|--|--|--|-------------|---|

| VALUATION BY              |  | STANDARD     |  |
|---------------------------|--|--------------|--|
| Tax Group: 6              |  | Tax Dist:    |  |
| BUILDING MARKET VALUE     |  | 323,135      |  |
| TOTAL MARKET OB/XF VALUE  |  | 2,800        |  |
| TOTAL LAND VALUE - MARKET |  | 65,000       |  |
| TOTAL MARKET VALUE        |  | 390,935      |  |
| SOH/AGL Deduction         |  | 207,910      |  |
| ASSESSED VALUE            |  | 183,025      |  |
| TOTAL EXEMPTION VALUE     |  | HX HB 51,411 |  |
| BASE TAXABLE VALUE        |  | 131,614      |  |
| TOTAL JUST VALUE          |  | 390,935      |  |
| NCON VALUE                |  | 0            |  |
| INCOME VALUE              |  |              |  |
| PREVIOUS YEAR MKT VALUE   |  | 390,573      |  |

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| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 18009311   | REPAIR/RRF  | 20,378  | 12/01/2018 |
| B1530559   | XFOB        | 16,253  | 06/01/2015 |
| B995859    | NEW CONSTR  | 104,000 | 01/03/1999 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0810/1017                      | 10/22/1997 | WD        | Q   | V   |        | 20,000     |  |
| GRANTOR: HAGA JOHN D & WANDA G |            |           |     |     |        |            |  |
| GRANTEE: SELLERS BRET & APRI   |            |           |     |     |        |            |  |
| 0535/0840                      | 1/28/1988  | WD        | Q   | V   |        | 13,200     |  |
| GRANTOR: SPRING LAKE EST       |            |           |     |     |        |            |  |
| GRANTEE: HAGA JOHN D           |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| UEP=[YR=2015] W46 BAS=[YR=1999] W23 S22 FGR=[YR=1999] S22 E22 FOP=[YR=1999] S6 E31 N6 W13 N3 W5 S3 W13\$ N22 W22\$ E22 S22 E13 N3 E5 S3 E29 N31 W34 N5 W12 N8\$ S8 E12 S5 E34 N13\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

|                   |                          |           |                 |                |                           |
|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|
| Total Acres: 0.00 | Total Land Value: 65,000 | Market: 0 | Agricultural: 0 | Common: 65,000 | PRINTED 07/09/2026 BY SYS |
|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|