

BLOCK 3 LOT 18
IN OR 1614/1606
SPRING LAKE EST #1 PB 5/183

LANKFORD STEVEN L JR
55114 DEER RUN ROAD
CALLAHAN, FL 32011

2026

46-2N-25-197A-0003-0180



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	1,870	100	2010	1,870	251,849
FGR	572	55	2010	315	42,423
FOP	92	30	2010	28	3,771
FOP	110	30	2010	33	4,445
TOTALS	2,644			2,246	302,487

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,246	109.1720	151.75	340,830	2010	2010	0	0	11.25	88.75
1 SNGL FAM 100% - 2012 Heated Area: 1870 HX Base Yr 2012											
The diagram shows a property layout with three main areas: BAS 2010 (a large central rectangle), FGR 2010 (a large rectangle on the left), and FOP 2010 (a smaller rectangle at the top right). Dimensions are provided for various segments: the top boundary is 31; the top-right boundary is 13; the right boundary is 36; the bottom-right boundary is 13; the bottom boundary is 23; the bottom-left boundary is 4; the left boundary is 8; the left boundary of the FGR area is 26; the bottom boundary of the FGR area is 22; the left boundary of the FGR area is 24; the top boundary of the FGR area is 22; the top boundary of the FOP area is 22; the right boundary of the FOP area is 5; the bottom boundary of the FOP area is 22; the left boundary of the FOP area is 5.											
BLD DATE YE DATE											
LGL DATE LAND DATE											
05/05/2026											
MLU											

EXTRA FEATURES										55114 DEER RUN RD, CALLAHAN				INC DATE		AG DATE		08/08/2019		REMARKS	
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				
2	1242	WD DECK A	0	100	24	18	432.00	SF	10.00	10.00	100	2011	2011	3	40	1,728					