



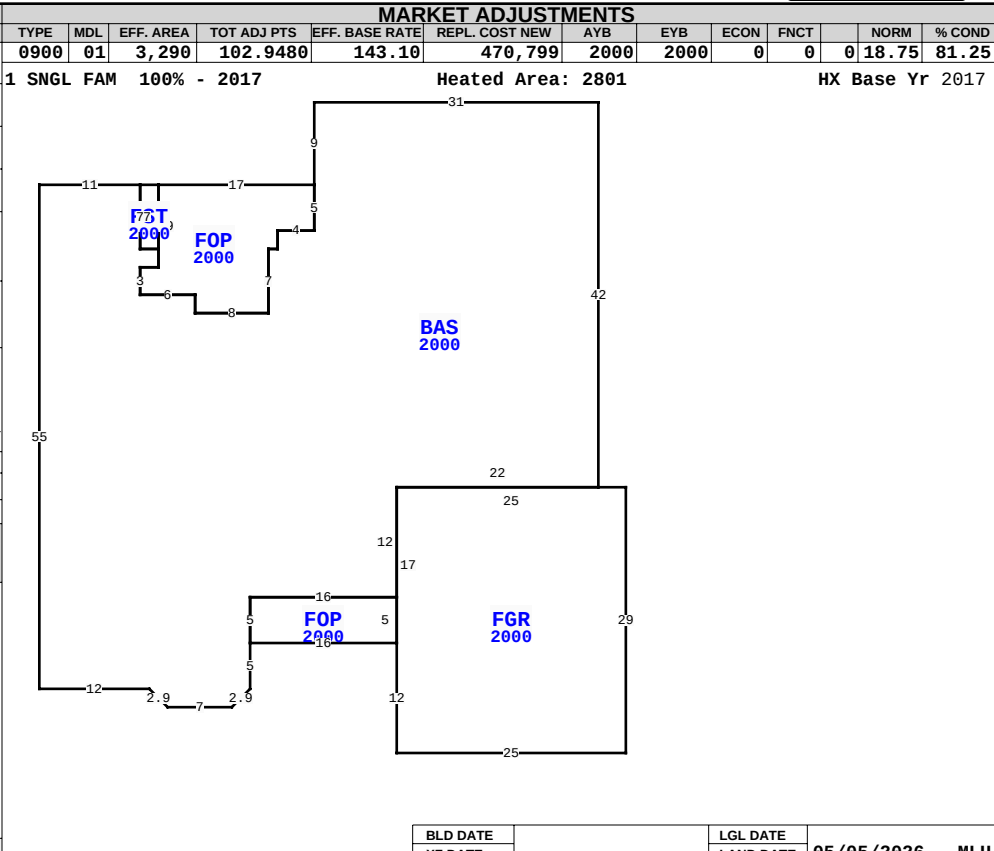
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,801	100	2000	2,801	325,669
FGR	725	55	2000	399	46,391
FOP	80	30	2000	24	2,790
FOP	193	30	2000	58	6,744
FST	14	55	2000	8	930
TOTALS	3,813			3,290	382,524

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
5	0911	SCRN RM A	0 100	0	0	1,460.00	SF	18.00	18.00
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
7	0510	GARAGE WD-	0 100	24	22	528.00	SF	35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00



55242 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 SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				382,524	
TOTAL MARKET OB/XF VALUE				55,765	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				503,289	
SOH/AGL Deduction				217,037	
ASSESSED VALUE				286,252	
TOTAL EXEMPTION VALUE		HX HB DX		56,411	
BASE TAXABLE VALUE				229,841	
TOTAL JUST VALUE				503,289	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				457,704	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000402	REPAIR/RRF	30,000	01/07/2022
B9853	GARAGE	17,424	06/01/2002
R4215	NEW CONSTR	2,800	06/01/2002
B0108434	XFOB	7,000	06/01/2001
B018296	SWIM POOL	0	05/01/2001
B007035	NEW CONSTR	180,000	04/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
9999/9999	10/12/2016	CN	Q	I	01
GRANTOR: NEUMAN DIANE MATTHEWS					
GRANTEE: HAYDEN DALE					
0867/0204	2/09/1999	WD	Q	V	
GRANTOR: PARIS DAWN & DERRICK					
GRANTEE: STALVEY CHARITY E					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2000] W31 S9 FOP=[YR=2000] W17 FST=[YR=2000] W2 S7 E2 N7 \$ S9 W2 S3 E6 S2 E8 N7 E1 N2 E4 N5 \$ S5 W4 S2 W1 S7 W8 N2 W6 N3 E2 N2 W2 N7 W11 S55 E12 D2 R2 E7 U2 R2 N5 FOP=[YR=2000] E16 FGR=[YR=2000] S12 E25 N29 W25 S17 \$ N5 W16 S5 \$ N5 E16 N12 E22 N42 \$.									