

BLOCK 4 LOT 2
IN OR 1670/1568
SPRING LAKE EST #1 PB 5/183

MAHAN CHRISTINA C
55023 DEER RUN ROAD
CALLAHAN, FL 32011

2026

46-2N-25-197A-0004-0020



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	12	HARDWOOD 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	1.5	1.5 100
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	1,700	100	1993	1,700	184,858
FEP	564	80	2009	451	49,042
FGR	605	55	1993	333	36,210
FOP	360	30	1993	108	11,744
FUS	720	100	1993	720	78,293

TOTALS	3,949			3,312	360,148
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
7	0681	POLE SHED	0	100	7	16	112.00	SF	15.00

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

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,312	105.4320	146.55	485,374	1989	1989	0	0
1 SNGL FAM 100% - 2011 Heated Area: 2420 HX Base Yr 2011									

55023 DEER RUN RD, CALLAHAN	05/05/2026	MLU
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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	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
7	0681	POLE SHED	0	100	7	16	112.00	SF	15.00	15.00	100	1996	1996	3	20	336	

TOTAL OB/XF									
4,676									

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0	Common: 65,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					360,148				
TOTAL MARKET OB/XF VALUE					4,676				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					429,824				
SOH/AGL Deduction					208,307				
ASSESSED VALUE					221,517				
TOTAL EXEMPTION VALUE					HX HB WX 56,411				
BASE TAXABLE VALUE					165,106				
TOTAL JUST VALUE					429,824				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					427,248				

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
65,000							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=1993] W9 BAS=[YR=1993] W25 FEP=[YR=2009] N12 W47 S12 E47 \$ W47 S29 FOP=[YR=1993] S8 E45 N8 W45 \$ E45 N4 E11 N13 E4 N6 E12 N6 \$ S6 W12 S6 W4 S17 E25 N29 \$ PTR= E15 FUS=[YR=1993] E45 S16 W45 N16 \$ W15 \$.									