BLOCK 4 LOT 11
IN OR 1219/1497
SPRING LAKE EST #1 PB 5/183

SIMS JAMES C
55179 DEER RUN ROAD
CALLAHAN, FL 32011

2026

46-2N-25-197A-0004-0110

BUILDING CHARACTERISTICS

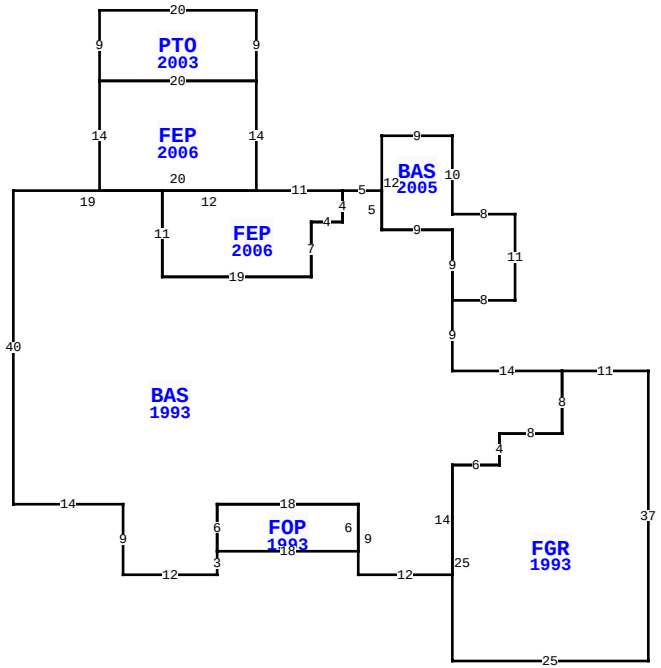
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,322	100	1993	2,322	239,242
BAS	196	100	2005	196	20,195
FEP	225	80	2006	180	18,546
FEP	280	80	2006	224	23,079
FGR	789	55	1993	434	44,716
FOP	108	30	1993	32	3,297
PTO	180	5	2003	9	927
TOTALS	4,100			3,397	350,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,397	98.4400	136.83	464,812	1991	1991	0	0	0	24.70	75.30

1 SNGL FAM 100% - 2007 Heated Area: 2518 HX Base Yr 2007



55179 DEER RUN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	350,003
TOTAL MARKET OB/XF VALUE	3,932
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	418,935
SOH/AGL Deduction	219,629
ASSESSED VALUE	199,306
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	142,895
TOTAL JUST VALUE	418,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15359	OFFICE 196 SQ FT	12,936	06/10/2005
R7727	REPAIR/RRF	1,000	06/01/2005
6819	NEW CONSTR	85,871	10/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/1497	4/02/2004	WD	Q	I		194,000
GRANTOR: LATIMER GEORGE & CHAR						
GRANTEE: SIMS JAMES C & EARL						
0828/0054	3/30/1998	WD	Q	I		138,900
GRANTOR: SMITH JAMES J						
GRANTEE: LATIMER GEORGE & CH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 BAS=[YR=1993] W14 N9 BAS=[YR=2005] E8 N11 W8 N10 W9 S12 E9 S9$ N9 W9 N5 W5 FEP=[YR=2006] W11 FEP=[YR=2006] N14 PTO=[YR=2003] N9 W20 S9 E20$ W20 S14 E20$ W12 S11 E19 N7 E4 N4$ S4 W4 S7 W19 N11 W19 S40 E14 S9 E12 N3 FOP=[YR=1993] E18 N6 W18 S6$ N6 E18 S9 E12 N14 E6 N4E8 N8$ S8 W8 S4 W6 S25 E25 N37$.

EXTRA FEATURES

LN	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	1991	1991	3	66	2,310	
4	0303	FLT DOCK W	0	100	0	0	260.00	SF	26.00	26.00	100	1998	1998	3	24	1,622	

LAND DESCRIPTION

TOTAL OB/XF 3,932

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS