BLOCK 4 LOT 12
SPRING LAKE EST #1 PB 5/183

MATOS ANTONIO & EDNA
55199 DEER RUN RD
CALLAHAN, FL 32011

2026

46-2N-25-197A-0004-0120

BUILDING CHARACTERISTICS

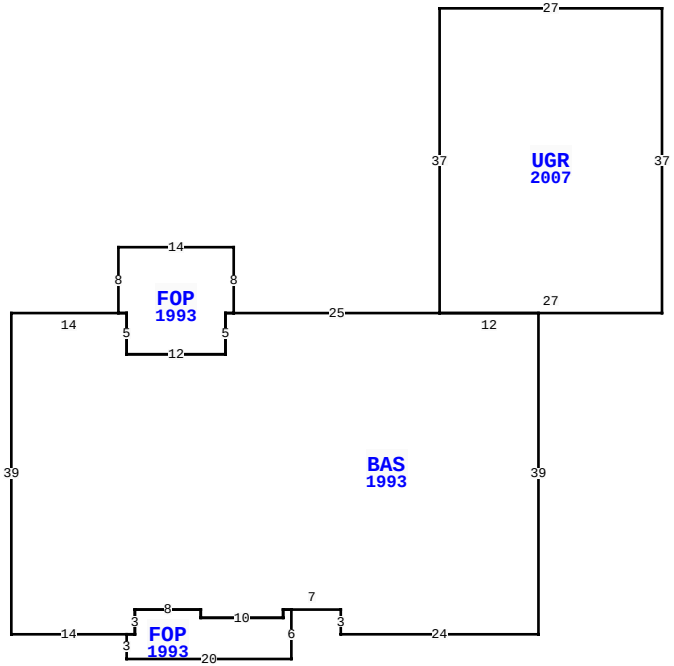
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	11	CLAY TILE 25
Interior Floo	14	CARPET 25
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,371	100	1993	2,371	258,777
FOP	107	30	1993	32	3,492
FOP	172	30	1993	52	5,676
UGR	999	45	2007	450	49,114
TOTALS	3,649			2,905	317,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,905	105.0450	146.01	424,159	1990	1990	0	0	0	25.25	74.75

1 SNGL FAM 100% - 2025 Heated Area: 2371 HX Base Yr



55199 DEER RUN RD, CALLAHAN

BLD DATE	07/28/2008 JW	LGL DATE	05/05/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		317,059
TOTAL MARKET OB/XF VALUE		46,180
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		428,239
SOH/AGL Deduction		188,936
ASSESSED VALUE		239,303
TOTAL EXEMPTION VALUE	13	239,303
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		428,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313634	REPAIR/RRF	8,700	10/01/2013
B9602599	GARAGE	20,000	06/01/1996
6432	NEW CONSTR	84,900	05/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/635	10/07/2024	WD	Q	I	01	525,000
GRANTOR: DAVIS GEORGE W & DALE						
GRANTEE: MATOS ANTONIO & EDN						
0734/0198	7/18/1995	WD	Q	I		122,000
GRANTOR: FORD NORMAN & KANDACE						
GRANTEE: DAVIS GEORGE & DALE						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2007] W27 S37 BAS=[YR=1993] W25 FOP=[YR=1993] N8 W14 S8 E1 S5 E12 N5 E1$ W1 S5 W12 N5 W14 S39 E14 FOP=[YR=1993] S3 E20 N6 W1 S1 W10 N1 W8 S3 W1$ E1 N3 E8 S1 E10 N1 E7 S3 E24 N39 W12$ E27 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	1990	1990	3	64	2,240	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500	
10	0300	BOAT DCK W	0	100	18	10	180.00	SF	40.00	40.00	100	2026	1990	03	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 46,180

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