BLOCK 5 LOT 10
SPRING LAKE EST #2 PB 5/185

TANNER YVONNE E L/E/
55335 DEER RUN ROAD
CALLAHAN, FL 32011

**2026**

**46-2N-25-197B-0005-0100**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

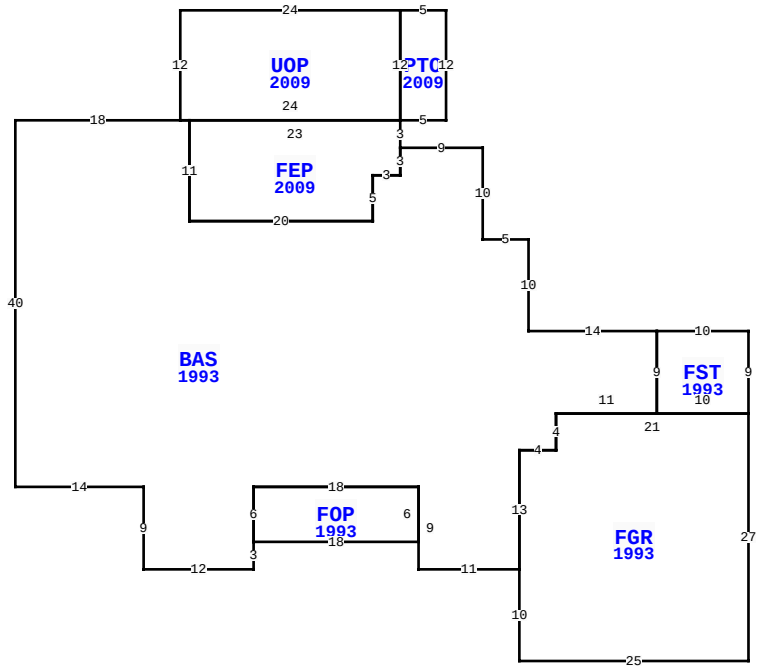
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 | 2,251 | 100 | 1993 | 2,251 | 247,547 |
| FEP | 238 | 80 | 2009 | 190 | 20,895 |
| FGR | 659 | 55 | 1993 | 362 | 39,810 |
| FOP | 108 | 30 | 1993 | 32 | 3,519 |
| FST | 90 | 55 | 1993 | 50 | 5,499 |
| PTO | 60 | 5 | 2009 | 3 | 330 |
| UOP | 288 | 20 | 2009 | 58 | 6,378 |
| TOTALS | 3,694 | | | 2,946 | 323,978 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,946 | 105.8440 | 147.12 | 433,416 | 1990 | 1990 | 0 | 0 | 0 | 25.25 | 74.75 |

1 SNGL FAM 100% - 1991 Heated Area: 2251 HX Base Yr 1991




55335 DEER RUN RD, CALLAHAN

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 323,978 |
| TOTAL MARKET OB/XF VALUE | | 8,998 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 397,976 |
| SOH/AGL Deduction | | 208,649 |
| ASSESSED VALUE | | 189,327 |
| TOTAL EXEMPTION VALUE | HX HB WX BX | 61,411 |
| BASE TAXABLE VALUE | | 127,916 |
| TOTAL JUST VALUE | | 397,976 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 382,649 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6336 | NEW CONSTR | 91,498 | 03/08/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2819/727 | 9/29/2025 | QC | U | I | 11 | 100 |
| GRANTOR: COLLINS ALBERT FLOYD | | | | | | |
| GRANTEE: MCDOWELL CHRISTY L | | | | | | |
| 2819/725 | 9/23/2025 | QC | U | I | 11 | 100 |
| GRANTOR: LANKFORD STEVEN | | | | | | |
| GRANTEE: LANKFORD STEVEN L J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 S40 E14 S9 E12 N3 FOP=[YR=1993] E18 N6 W18 S6$ N6 E18 S9 E11 FGR=[YR=1993] S10 E25 N27 FST=[YR=1993] N9 W10 S9 E10$ W21 S4 W4 S13$ N13 E4 N4 E11 N9 W14 N10 W5 N10 W9 FEP=[YR=2009] N3 PTO=[YR=2009] E5 N12 W5 UOP=[YR=2009] W24 S12 E24 N12$ S12$ W23 S11 E20 N5 E3 N3$ S3 W3 S5 W20 N11 W1$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1990 | 1990 | 3 | 64 | 2,240 | |
| 3 | 0300 | BOAT DCK W | 0 | 100 | 24 | 16 | 384.00 | SF | 40.00 | 40.00 | 100 | 2008 | 2008 | 3 | 44 | 6,758 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,998

| 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