BLOCK 5 LOT 11
SPRING LAKE EST #2 PB 5/185

TOOMOTH STEPHEN CHARLES & TINA MICHELE
55321 DEER RUN RD
CALLAHAN, FL 32011

2026

46-2N-25-197B-0005-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

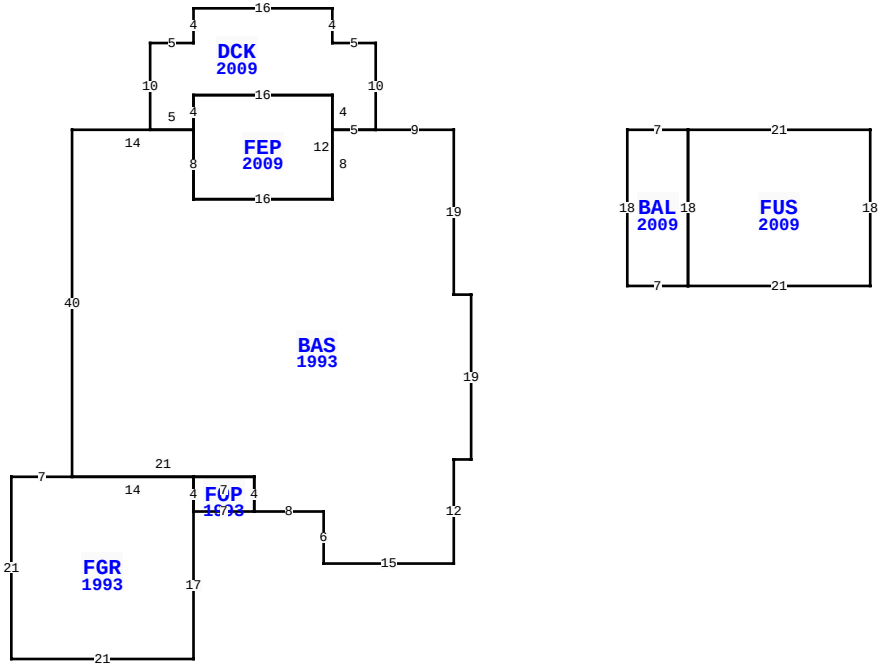
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
BAL	126	15	2009	19	2,299
BAS	1,852	100	1993	1,852	224,121
DCK	260	10	2009	26	3,146
FEP	192	80	2009	154	18,636
FGR	441	55	1993	243	29,407
FOP	28	30	1993	8	968
FUS	378	100	2009	378	45,744
TOTALS	3,277			2,680	324,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,680	106.1760	147.58	395,514	1989	1989	0	0	0	18.00	82.00

1 SNGL FAM 100% - 2026 Heated Area: 2230 HX Base Yr 2026



55321 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		324,321
TOTAL MARKET OB/XF VALUE		1,240
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		390,561
SOH/AGL Deduction		199,577
ASSESSED VALUE		190,984
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,573
TOTAL JUST VALUE		390,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010376	REPAIR/RRF	14,975	08/09/2021
5684	NEW CONSTR	74,000	04/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/1408	7/27/2024	WD	Q	I	02	410,000
GRANTOR: HAGAN JOSHUA S						
GRANTEE: TOOMOTH STEPHEN CHA						
1737/0882	4/25/2011	WD	Q	I	02	190,000
GRANTOR: JONES ANTHONY L & CYN						
GRANTEE: HAGAN JOSHUA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 DCK=[YR=2009] N10 W5 N4 W16 S4 W5 S10 E5 FEP=[YR=2009] S8 E16 N12 W16 S4$ N4 E16 S4 E5$ W5 S8 W16 N8 W14 S40 FGR=[YR=1993] W7 S21 E21 N17 FOP=[YR=1993] E7 N4 W7 S4$ N4 W14$ E21 S4 E8 S6 E15 N12 E2 N19 W2 N19$ PTR=E20 BAL=[YR=2009] E7 FUS=[YR=2009] E21 S18 W21 N18$ S18 W7 N18$ W20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 1,240

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