

PERRY MARK E/PATTERSON MARK JR
55414 DEER RUN ROAD
CALLAHAN, FL 32011

46-2N-25-197B-0006-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
Exterior Wall		20	FACE BRICK 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY															
Roof Structur		03	GABLE/HIP 100		0900		01	2,227	106.8200	148.48	330,665	1990	1990		0	0	25.25	74.75	STANDARD															
Roof Cover		03	COMP SHNGL 100		1		SNGL FAM		100% - 2000		Heated Area: 1788		HX		Base Yr 2000		Tax Group: 6																	
Interior Wall		05	DRYWALL 100																Tax Dist:															
Interior Floo		14	CARPET 90																BUILDING MARKET VALUE															
Interior Floo		08	SHT VINYL 10																TOTAL MARKET OB/XF VALUE															
Air Condition		03	CENTRAL 100																TOTAL LAND VALUE - MARKET															
Heating Type		04	AIR DUCTED 100																TOTAL MARKET VALUE															
Bedrooms			3 100																SOH/AGL Deduction															
Bathrooms			2 100																ASSESSED VALUE															
Frame		02	WOOD FRAME 100																TOTAL EXEMPTION VALUE															
Stories		1.	1. 100																HX HB DX SX															
Units		00	0 100																BASE TAXABLE VALUE															
Occupancy		00	NONE 100																TOTAL JUST VALUE															
																			NCON VALUE															
																			INCOME VALUE															
																			PREVIOUS YEAR MKT VALUE															
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	1,788	100	1993	1,788	198,448																													
FEP	144	80	2009	115	12,764																													
FGR	506	55	1993	278	30,855																													
FOP	128	30	1993	38	4,217																													
PTO	153	5	1993	8	888																													
TOTALS		2,719			2,227	247,172																												
EXTRA FEATURES					55414 DEER RUN RD, CALLAHAN										BLD DATE					LGL DATE					05/05/2026					MLU				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	1990	1990	3	64	2,240																			
3	0940	SHEDS/PORT	0 100	16	23	368.00	SF	30.00	30.00	100	1992	1992	3	20	2,208																			