BLOCK 6 LOT 3
SPRING LAKE EST #2 PB 5/185

MILTON JUDY C
55398 DEER RUN RD
CALLAHAN, FL 32011

2026

46-2N-25-197B-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

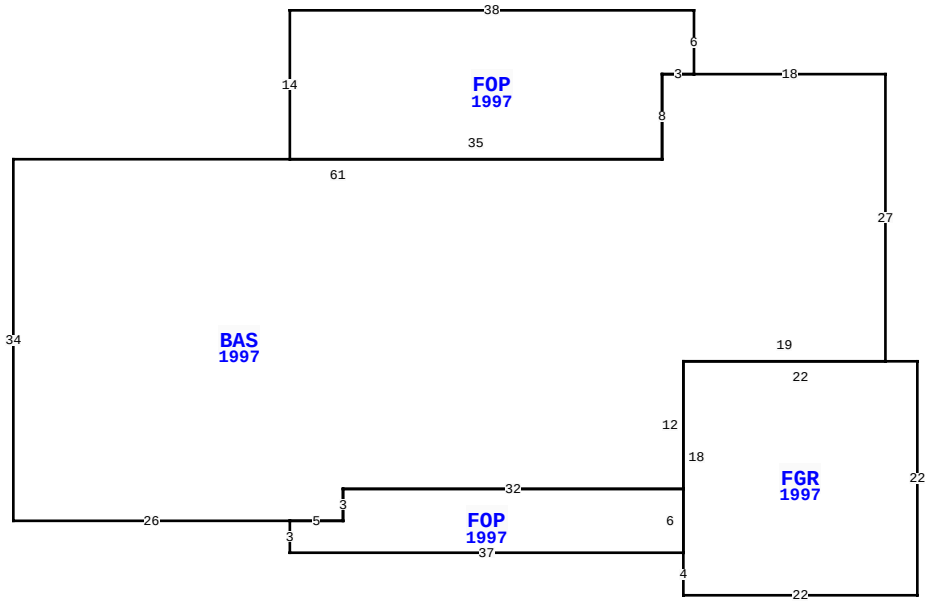
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,575	100	1997	2,575	293,705
FGR	484	55	1997	266	30,340
FOP	207	30	1997	62	7,072
FOP	508	30	1997	152	17,337
TOTALS	3,774			3,055	348,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,055	103.8680	144.38	441,081	1997	1997	0	0	0	21.00	79.00

1 SNGL FAM 100% - 2011 Heated Area: 2575 HX Base Yr 2011



55398 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		348,454
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		416,149
SOH/AGL Deduction		207,706
ASSESSED VALUE		208,443
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		102,032
TOTAL JUST VALUE		416,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007597	REPAIR/RRF	32,000	08/21/2020
B963531	NEW CONSTR	176,950	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1252	3/13/2024	WD	U	I	11	100
GRANTOR: MILTON CARL R						
GRANTEE: MILTON CARL R & JUD						
1664/1356	2/24/2010	WD	U	I	12	190,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: MILTON CARL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 FOP=[YR=1997] N6 W38 S14 E35 N8 E3$ W3 S8 W61 S34 E26 FOP=[YR=1997] S3 E37 FGR=[YR=1997] S4 E22 N22 W22 S18$ N6 W32 S3 W5$ E5 N3 E32 N12 E19 N27$.

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	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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