



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
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		5 100
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	2,972	100	1993	2,972	315,436
FGR	524	55	1993	288	30,567
FOP	105	30	1993	32	3,397
PTO	216	5	1993	11	1,168
SFB	400	80	2005	320	33,963
TOTALS	4,217			3,623	384,530

EXTRA FEATURES					
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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
3	0860	POOL/SPA	0 100	16 0	1.00	UT	50,000.00	50,000.00	100	1997	1997	04	85	42,500	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
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

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,623	99.5400	138.36	501,278	1992	1992		0	0	23.29	76.71	
1 SNGL FAM 100% - 2010 Heated Area: 3292 HX Base Yr 2010													
55384 DEER RUN RD, CALLAHAN													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/05/2026 MLU													

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 6		
Tax Dist:		
BUILDING MARKET VALUE		384,530
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		492,030
SOH/AGL Deduction		274,529
ASSESSED VALUE		217,501
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		166,090
TOTAL JUST VALUE		492,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974001	SWIM POOL	13,000	06/01/1997
6927	NEW CONSTR	85,360	01/03/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	12/10/2009	CN	U	I	12	220,000	
GRANTOR: CLARK MICHAEL A & DEB							
GRANTEE: ROSS MONROE							
1417/1696	6/07/2006	WD	Q	I		359,900	
GRANTOR: SCOTT JEANNE HENDERSO							
GRANTEE: CLARK MICHAEL A & D							

BUILDING NOTES															
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BUILDING DIMENSIONS															
PTO=[YR=1993] W12 SFB=[YR=2005] W20 S20 BAS=[YR=1993] W41 S19 E3 S34 E17 N4 E5 FOP=[YR=1993] S7 E15 N7 W15\$ E23 FGR=[YR=1993] S4 E22 N27 W8 S5 W14 S18\$ N18 E14 N5 E8 N26 W29\$ E20 N20\$ S18 E12 N18\$.															

TOTAL OB/XF															
42,500															

TOTAL OB/XF															
42,500															

Market:	0	Agricultural:	0	Common:	65,000	PRINTED 07/09/2026 BY SYS
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