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

MASSENGILL JEFFREY S & SUZY LEE
55370 DEER RUN ROAD
CALLAHAN, FL 32011

2026

46-2N-25-197B-0006-0050

BUILDING CHARACTERISTICS

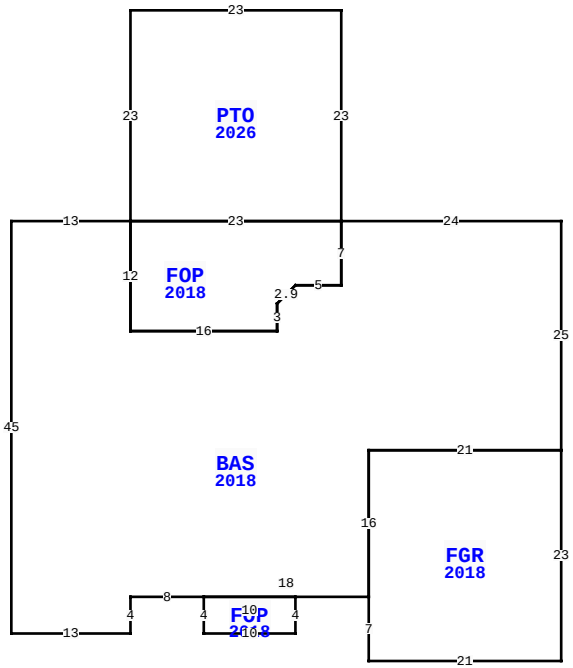
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,933	100	2018	1,933	308,898
FGR	483	55	2018	266	42,508
FOP	40	30	2018	12	1,918
FOP	243	30	2018	73	11,666
PTO	529	5	2026	26	4,155
TOTALS	3,228			2,310	369,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,310	118.5800	164.83	380,757	2018	2018	0	0	0	3.05	96.95

1 SNGL FAM 100% - 2026 Heated Area: 1933 HX Base Yr 2026



55370 DEER RUN RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		387,498
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		454,438
SOH/AGL Deduction		230,103
ASSESSED VALUE		224,335
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		167,924
TOTAL JUST VALUE		454,438
NCON VALUE		18,466
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006499	GARAGE	38,240	09/01/2018
18006542	CARPORT	17,208	09/01/2018
17003600	CO ISSUED	0	05/25/2018
17003600	NEW CONSTR	252,057	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/371	5/21/2025	WD	Q	I	01	495,000
GRANTOR: POLLARD TERI LYNN						
GRANTEE: MASSENGILL JEFFREY						
2201/0348	5/31/2018	WD	Q	I	01	287,200
GRANTOR: MURDOCK CHRISTOPHER						
GRANTEE: POLLARD TERI LYNN						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	97	1,940	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W24 S7 W5 D2L2 S3 W16 N12 W13 S45 E13 N4 E8 E18 N16 E21 N25 $
FGR=[YR=2018;ORIG=-21,41] S7 E21 N23 W21 S16 $
FOP=[YR=2018;ORIG=-24,0] W23 S12 E16 N3 U2R2 E5 N7 $
FOP=[YR=2018;ORIG=-39,41] S4 E10 N4 W10 $
PTO=[YR=2026;ORIG=-47,-23] E23 S23 W23 N23 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,940

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

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BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

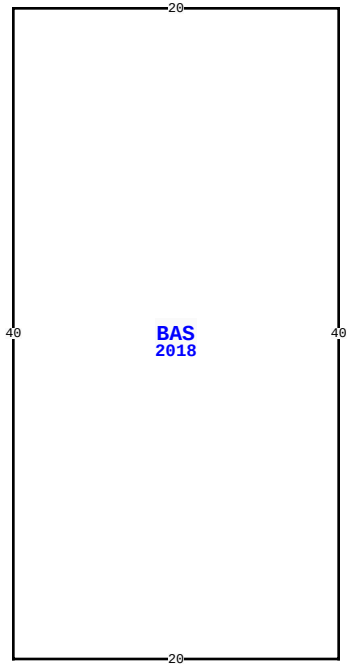
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2018	800	18,354
TOTALS	800			800	18,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	63.2500	24.67	19,736	2018	2018	0	0	0	7.00	93.00

2 GARAGE RES 100% - 2026 Heated Area: 800 HX Base Yr 2026



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2201/0348	5/31/2018	WD	Q	I	01	287,200
GRANTOR: MURDOCK CHRISTOPHER						
GRANTEE: POLLARD TERI LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 S40 E20 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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