BLOCK 6 LOT 8
SPRING LAKE EST #2 PB 5/185

KELTNER DOMINIQUES
55316 DEER RUN ROAD
CALLAHAN, FL 32011

2026

46-2N-25-197B-0006-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

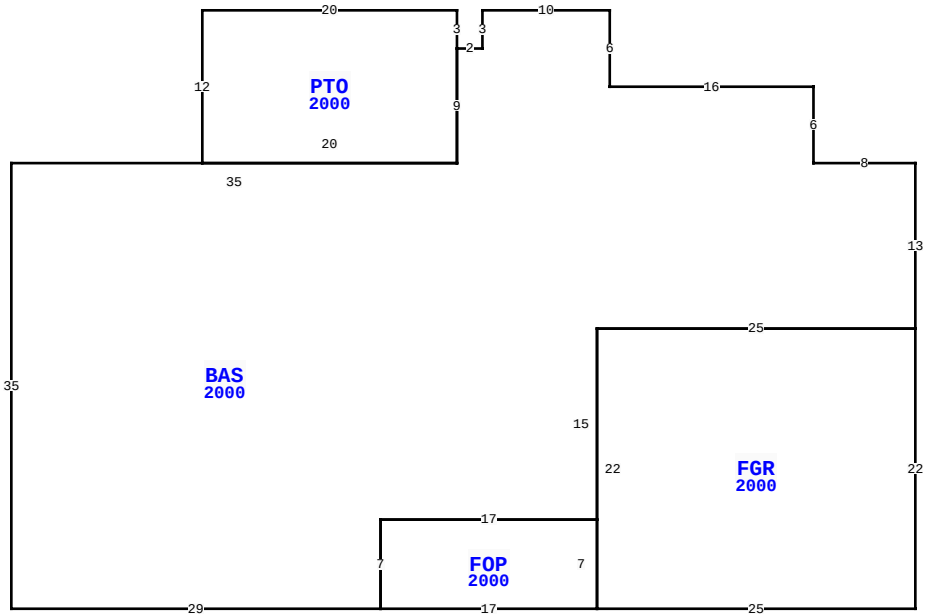
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 40
Interior Floo	11	CLAY TILE 30
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
BAS	2,050	100	2000	2,050	253,442
FGR	550	55	2000	302	37,336
FOP	119	30	2000	36	4,451
PTO	240	5	2000	12	1,484
TOTALS	2,959			2,400	296,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,400	109.4660	152.16	365,184	2000	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2024 Heated Area: 2050 HX Base Yr 2024



55316 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		296,712
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		364,547
SOH/AGL Deduction		148,736
ASSESSED VALUE		215,811
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		159,400
TOTAL JUST VALUE		364,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26005284	RES IN GROUND SWI	76,529	05/15/2026
B996492	NEW CONSTR	129,000	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/76	7/31/2023	WD	Q	I	01	472,000
GRANTOR: ARMSTRONG TRACI R & J						
GRANTEE: KELTNER DOMINIQUES						
0876/1819	4/01/1999	WD	Q	V		15,100
GRANTOR: SPRING LAKE ESTATES O						
GRANTEE: ARMSTRONG TRACI R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W8 N6 W16 N6 W10 S3 W2 PTO=[YR=2000] N3 W20 S12 E20 N9 $ S9 W35 S35 E29 FOP=[YR=2000] E17 FGR=[YR=2000] E25 N22 W25 S22 $ N7 W17 S7 $ N7 E17 N15 E25 N13 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	000100	C	RES	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