BLOCK 6 LOT 9
SPRING LAKE EST #2 PB 5/185

PHINAZEE SANDRA B L/E/
55300 DEER RUN ROAD
CALLAHAN, FL 32011

2026

46-2N-25-197B-0006-0090

BUILDING CHARACTERISTICS

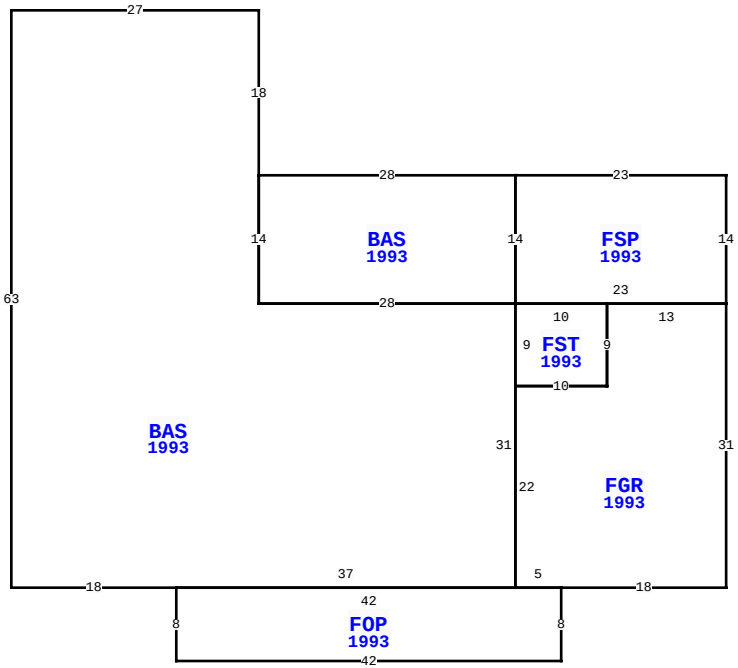
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	392	100	1993	392	38,857
BAS	2,569	100	1993	2,569	254,655
FGR	623	55	1993	343	34,000
FOP	336	30	1993	101	10,012
FSP	322	40	1993	129	12,787
FST	90	55	1993	50	4,957
TOTALS	4,332			3,584	355,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,584	95.4000	132.61	475,274	1990	1990	0	0	0	25.25	74.75

1 SNGL FAM 100% - 2002 Heated Area: 2961 HX Base Yr 2002



55300 DEER RUN RD, CALLAHAN

BLD DATE		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		355,267
TOTAL MARKET OB/XF VALUE		5,600
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		425,867
SOH/AGL Deduction		225,456
ASSESSED VALUE		200,411
TOTAL EXEMPTION VALUE	HX HB VX WX	61,411
BASE TAXABLE VALUE		139,000
TOTAL JUST VALUE		425,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003022	REPAIR/RRF	24,000	03/12/2021
7729	GARAGE	8,160	12/17/1991
6239	NEW CONSTR	105,833	01/22/1990
6439	TEMP POLE	3,900	01/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2809/1054	4/09/2025	QC	U	I	11	100
GRANTOR: PHINAZEE SANDRA B L/E						
GRANTEE: SHAW ASHLEY NICOLE						
1170/1911	9/12/2003	WD	U	I	07	100
GRANTOR: BANKERS TRUST CO OF C						
GRANTEE: PHINAZEE HERBERT W						

BUILDING NOTES

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
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	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1992	1992	3	20	3,360	

BUILDING DIMENSIONS

FSP=[YR=1993] W23 BAS=[YR=1993] W28 BAS=[YR=1993] N18 W27 S63 E18 FOP=[YR=1993] S8 E42 N8 FGR=[YR=1993] E18 N31W13FST=[YR=1993] W10 S9E10 N9$ S9 W10 S22 E5$ W42$ E37 N31 W28 N14$ S14 E28 N14$ S14 E23 N14$.

LAND DESCRIPTION

TOTAL OB/XF 5,600

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
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