BLOCK 6 LOT 12
ESMT OR 1158/1979
SPRING LAKE EST #2 PB 5/185

DADDONA DIANA CHRISTINE
55268 DEER RUN ROAD
CALLAHAN, FL 32011

2026

46-2N-25-197B-0006-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

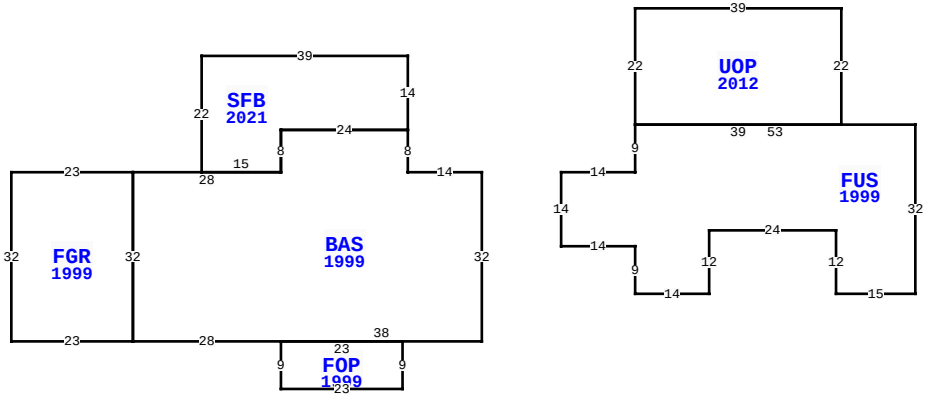
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100	1999	2,304	303,948
FGR	736	55	1999	405	53,428
FOP	207	30	1999	62	8,179
FUS	1,604	100	1999	1,604	211,603
SFB	666	80	2021	533	70,315
UOP	858	20	2012	172	22,690
TOTALS	6,375			5,080	670,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,080	108.7750	151.20	768,096	1999	1999	0	0	0	12.75	87.25

1 SNGL FAM 100% - 2022 Heated Area: 4441 HX Base Yr 2022



55268 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		670,164
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		736,764
SOH/AGL Deduction		269,583
ASSESSED VALUE		467,181
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		415,770
TOTAL JUST VALUE		736,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013940	REPAIR/RRF	19,747	10/12/2021
B99	NEW CONSTR	172,276	12/01/1999
995826	CHNGE SRVC	0	01/04/1999
B974233	NEW CONSTR	172,276	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/1994	11/10/2021	WD	Q	I	02	497,500
GRANTOR: NORRIS SEAN & STEPHAN						
GRANTEE: DADDONA DIANA CHRIS						
2057/1073	7/07/2016	WD	U	I	38	270,000
GRANTOR: LIZOTTE TIMOTHY B						
GRANTEE: NORRIS SEAN & STEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 N8 SFB=[YR=2021] N14 W39 S22 E15 N8 E24$ W24 S8 W28 FGR=[YR=1999] W23 S32 E23 N32$ S32 E28 FOP=[YR=1999] S9 E23 N9 W23$ E38 N32$ PTR=E15 FUS=[YR=1999] E14 N9 UOP=[YR=2012] N22 E39 S22 W39$ E53 S32 W15 N12 W24 S12 W14 N9W14 N14$ W15$.

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	1999	1999	3	80	1,600	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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