

BLOCK 7 LOT 8
IN OR 2057/1588
SPRING LAKE EST #2 PB 5/185

DEAN EDNA C L/E/
55403 DEER RUN ROAD
CALLAHAN, FL 32011

2026

46-2N-25-197B-0007-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8010.00			

TOTALS	2,982			2,513	299,697
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,513	105.6000	146.78	368,858	2000	2000	0	0	0	18.75	81.25	
1 SNGL FAM 100% - 2017 Heated Area: 2130 HX Base Yr													
55403 DEER RUN RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/05/2026 MLU													

TOTAL OB/XF													
2,660													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1996	1996	3

TOTAL OB/XF													
2,660													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1996	1996	3

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		299,697	
TOTAL MARKET OB/XF VALUE		2,660	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		367,357	
SOH/AGL Deduction		150,718	
ASSESSED VALUE		216,639	
TOTAL EXEMPTION VALUE		13	216,639
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		367,357	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,994	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313633	REPAIR/RRF	8,200	10/01/2013
B952340	NEW CONSTR	150,000	12/01/1995
E952242	NEW CONSTR	0	12/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2057/1588	7/06/2016	WD	U	I	11	100	
GRANTOR: DEAN CLARENCE J & EDN							
GRANTEE: DEAN CLARENCE J & E							
1077/0819	8/28/2002	WD	Q	I		179,900	
GRANTOR: LIPPINCOTT JAY D & AN							
GRANTEE: DEAN CLARENCE & EDN							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=1996] W30 S2 BAS=[YR=1996] W30 S39 FGR=[YR=1996] S22 E12 N1 E9 N25 W14 S4 W7\$ E7 N4 E14 S5 E9 FOP=[YR=1996] S5 E9 N4 W2 N1 W7\$ E7 S1 E11 S2 E12 N35 W30 N8\$ S8 E30 N10\$.													