

BLOCK 11 LOT 31
IN OR 1702/1013
SPRING LAKE EST #3 PB 5/198

HATHAWAY ANITA J L/E/
55600 DEER RUN ROAD
CALLAHAN, FL 32011

2026

46-2N-25-197C-0011-0310



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		2 100
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	1,985	100	1993	1,985	221,507
FGR	462	55	1993	254	28,344
FOP	69	30	1993	21	2,344
FST	77	55	2007	42	4,687
PTO	32	5	2007	2	223

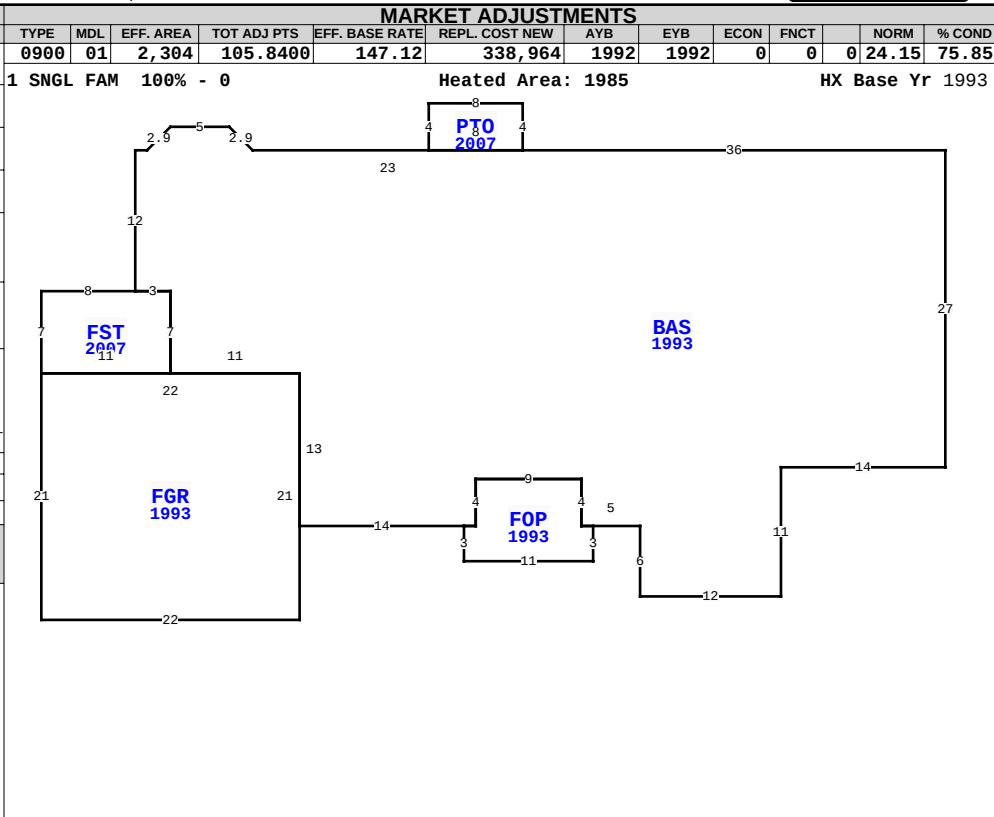
TOTALS 2,625 2,304 257,104

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	1992	1992	3	68	2,380	
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1997	1997	3	20	384	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



55600 DEER RUN RD, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

05/05/2026 MLU

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		257,104
TOTAL MARKET OB/XF VALUE		2,764
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		324,868
SOH/AGL Deduction		175,372
ASSESSED VALUE		149,496
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,085
TOTAL JUST VALUE		324,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709275	REPAIR/RRF	15,600	10/19/2017
8299	NEW CONSTR	86,275	08/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2332/1502	10/11/2019	FJ	U	I	11	0

GRANTOR: CLERK OF COURT
GRANTEE: HATHAWAY ANITA J
1702/1013 9/28/2010 QC U I 11 100
GRANTOR: ARNOLD ANITA JEANETTE
GRANTEE: ARNOLD ERICA K & MI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 PTO=[YR=2007] N4 W8 S4 E8\$ W23 U2 L2 W5 L2 D2 W1 S12 FST=[YR=2007] W8 S7 FGR=[YR=1993] S21 E22 N21 W22\$ E11 N7 W3\$ E3 S7 E11 S13 E14 FOP=[YR=1993] S3 E11 N3 W1 N4 W9 S4 W1\$ E1 N4 E9 S4 E5 S6 E12 N11 E14 N27\$.