

WOODLE JOHNNY H JR & DONNA L
55574 DEER RUN ROAD
CALLAHAN, FL 32011

46-2N-25-197C-0011-0340

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD	20 FACE BRICK 100							TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	NORM	% COND	6							
Exterior Wall		03	GABLE/HIP 100							0900		01	3,051	102.6720	142.71	435,408	1999	1999	0	0	19.50	80.50	VALUATION BY								
Roof Structur		03								1		SNGL FAM	100%	- 2005	Heated Area: 2657				HX Base Yr 2005				Tax Dist: STANDARD								
Roof Cover		03	COMP SHNGL 100																					Tax Group: 6							
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE							
Interior Floo		14	CARPET 80																					TOTAL MARKET OB/XF VALUE							
Interior Floo		11	CLAY TILE 20																					TOTAL LAND VALUE - MARKET							
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE							
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction							
Bedrooms			4 100																					ASSESSED VALUE							
Bathrooms			3 100																					TOTAL EXEMPTION VALUE							
Frame		02	WOOD FRAME 100																					HX HB							
Stories		1.	1. 100																					51,411							
Units		00	0 100																					BASE TAXABLE VALUE							
Occupancy		00	NONE 100																					181,675							
																								TOTAL JUST VALUE							
																								NCON VALUE							
																								0							
																								INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							
																								458,339							
Quality		03	Quality Level 03																					PERMIT NUM							
DOR CODE		0100	SINGLE FAMILY																					DESCRIPTION							
MAP NUM			MKT AREA																					AMT							
NEIGHBORHOOD/LOC		8010.00																						ISSUED							
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS		2,657	100	1999	2,657	305,240																									
FGR		506	55	1999	278	31,937																									
FSP		230	40	1999	92	10,569																									
PTO		35	5	1999	2	229																									
PTO		450	5	2005	22	2,528																									
TOTALS		3,878			3,051	350,503																									
EXTRA FEATURES		55574 DEER RUN RD, CALLAHAN										BLD DATE						LGL DATE		05/05/2026				MLU							
												XF DATE						LAND DATE													
												INC DATE						AG DATE													
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	80	1,600																
3	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152																
7	0860	POOL/SPA	0 100	24	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500																
9	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	2005	2005	3	21	1,512																
10	0911	SCRN RM A	0 100	0	0	1,459.00	SF	18.00	18.00	100	2007	2007	3	24	6,303																
12	0510	GARAGE WD-	0 100	20	22	440.00	SF	35.00	35.00	100	2016	2016	3	75	11,550																
LAND DESCRIPTION										TOTAL OB/XF										64,617											
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														