

BLOCK 11 LOT 45
IN OR 1947/1280
SPRING LAKE ESTATES 3 PB 5/198

WALDRON WILLIAM C III & KATHY
55474 DEER RUN RD
CALLAHAN, FL 32011

2026

46-2N-25-197C-0011-0450



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																
Exterior Wall	10	ABOVE AVG 60	0900	01	7,692	115.1400	160.04	1,231,028	2007	2007	0	0	8.70	91.30	VALUATION SUMMARY																
Exterior Wall	23	REINF CONC 40	1 SNGL FAM 100% - 2015														Heated Area: 6151 HX Base Yr 2015														
Roof Structur	03	GABLE/HIP 100															VALUATION BY														
Roof Cover	12	MODULAR MT 100															Tax Group: 6 Tax Dist: STANDARD														
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 1,123,929														
Interior Floo	15	HARDTILE 80															TOTAL MARKET OB/XF VALUE 51,000														
Interior Floo	14	CARPET 20															TOTAL LAND VALUE - MARKET 65,000														
Air Condition	03	CENTRAL 100	TOTAL MARKET VALUE 1,239,929																												
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction 634,433																												
Bedrooms	6	100	ASSESSED VALUE 605,496																												
Bathrooms	6	100	TOTAL EXEMPTION VALUE HX HB 51,411																												
Frame	02	WOOD FRAME 100	BASE TAXABLE VALUE 554,085																												
Stories	3.	3. 100	TOTAL JUST VALUE 1,239,929																												
Units	0	100	NCON VALUE 0																												
Occupancy	00	NONE 100	INCOME VALUE																												
			PREVIOUS YEAR MKT VALUE 1,259,172																												
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	1,712	100	2007	1,712	250,151																										
BAS	3,239	100	2007	3,239	473,272																										
FGR	883	55	2007	486	71,012																										
FGR	1,081	55	2007	595	86,940																										
FOP	160	30	2007	48	7,014																										
FOP	392	30	2007	118	17,242																										
FOP	410	30	2007	123	17,972																										
FOP	410	30	2007	123	17,972																										
FUS	1,200	100	2007	1,200	175,340																										
UOP	238	20	2007	48	7,014																										
TOTALS	9,725			7,692	123,929																										
EXTRA FEATURES						55474 DEER RUN RD, CALLAHAN																									
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																
4	0860	POOL/SPA	0 100	0 0	1.00	UT	60,000.00	60,000.00	100	2010	2010	05	85	51,000																	
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														
REVIEW DATE 04/09/2026 BY TWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS																															