BLOCK 12 LOT 10
SPRING LAKE EST #3 PB 5/198

PEAK WILLIAM G JR
55501 DEER RUN ROAD
CALLAHAN, FL 32011

**2026**

**46-2N-25-197C-0012-0100**

## BUILDING CHARACTERISTICS

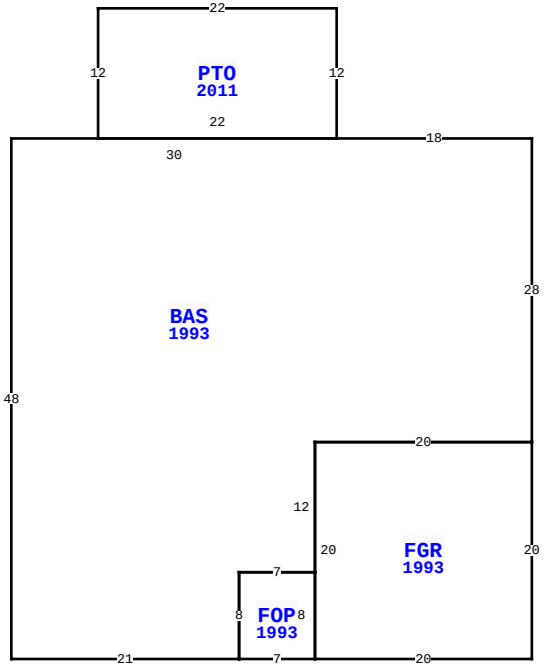
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 1,848 | 100 | 1993 | 1,848 | 217,559 |
| FGR | 400 | 55 | 1993 | 220 | 25,900 |
| FOP | 56 | 30 | 1993 | 17 | 2,001 |
| PTO | 264 | 5 | 2011 | 13 | 1,530 |
| TOTALS | 2,568 | | | 2,098 | 246,991 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,098 | 103.4880 | 143.85 | 301,797 | 1989 | 1989 | 0 | 0 | 0 | 18.16 | 81.84 |

1 SNGL FAM 100% - 2008 Heated Area: 1848 HX Base Yr 2008




55501 DEER RUN RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/05/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 246,991 |
| TOTAL MARKET OB/XF VALUE | | 1,240 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 313,231 |
| SOH/AGL Deduction | | 195,423 |
| ASSESSED VALUE | | 117,808 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 66,397 |
| TOTAL JUST VALUE | | 313,231 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 294,613 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7177 | ADDITION | 2,040 | 04/23/1991 |
| 2731 | H/AC | 3,000 | 09/26/1988 |
| 5393 | NEW CONSTR | 2,850 | 09/23/1988 |
| 3184 | NEW CONSTR | 3,300 | 08/31/1988 |
| 5116 | NEW CONSTR | 75,950 | 08/23/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2813/1269 | 10/27/2024 | QC | U | I | 11 | 100 |
| GRANTOR: DELONG LISA SUZANNE | | | | | | |
| GRANTEE: PEAK WILLIAM GERALD | | | | | | |
| 1494/0095 | 4/23/2007 | WD | Q | I | | 172,000 |
| GRANTOR: KELLY WILLIAM A III | | | | | | |
| GRANTEE: PEAK WILLIAM G JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 PTO=[YR=2011] N12 W22 S12 E22$ W30 S48 E21
FOP=[YR=1993] E7 FGR=[YR=1993] E20 N20 W20 S20$ N8 W7 S8$ N8 E7 N12 E20 N28$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1989 | 1989 | 3 | 62 | 1,240 | |

TOTAL OB/XF 1,240

## LAND DESCRIPTION

| 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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS