LOT 1
GREEN ACRES PB 6/261

SMACK LINDSEY JACQUELINE ANN
55832 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

26-2N-25-0672-0001-0000

BUILDING CHARACTERISTICS

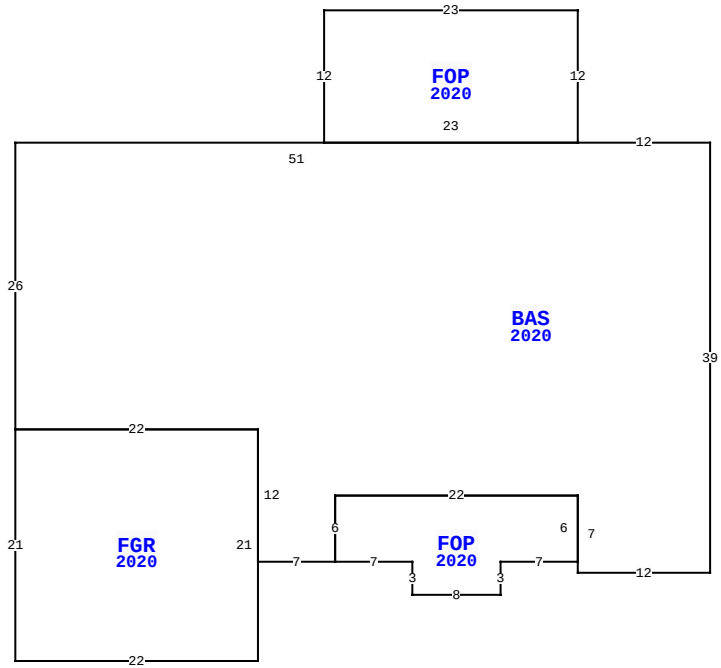
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2,010	253,326
FGR	462	55	254	32,012
FOP	156	30	47	5,923
FOP	276	30	83	10,461
TOTALS	2,904		2,394	301,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,394	106.7220	126.73	303,392	2020	2020	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 0 Heated Area: 2010 HX Base Yr



55832 BEAR RUN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		301,723
TOTAL MARKET OB/XF VALUE		15,714
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		367,437
SOH/AGL Deduction		134,732
ASSESSED VALUE		232,705
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,705
TOTAL JUST VALUE		367,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010079	CO ISSUED	0	06/16/2020
19010079	NEW CONSTR	272,430	09/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0168	2/21/2023	WD	Q	I	01	469,000
GRANTOR: GREEN ANGELA L & RAND						
GRANTEE: SMACK LINDSEY JACQU						
2392/1649	9/11/2020	QC	U	V	11	100
GRANTOR: GREEN ANGELA L & RAND						
GRANTEE: GREEN RANDALL B & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] N12 W23 S12 E23$ W51 S26 FGR=[YR=2020] S21 E22 N21 W22$ E22 S12 E7 FOP=[YR=2020] E7 S3 E8 N3 E7 N6 W22 S6$ N6 E22 S7 E12 N39$.

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
1	0812	CONCRETE C	0	100	0	0	1,252.00	SF	4.00	4.00	100	2020	2020	3	99	4,958	
2	0811	CONCRETE B	0	100	0	0	1,186.00	SF	5.20	5.20	100	2020	2020	3	99	6,106	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 15,714

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS