LOT 5
PT OR 1336/193
GREEN ACRES PB 6/261

WENTWORTH MARK & KATHLEEN
55730 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

26-2N-25-0672-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

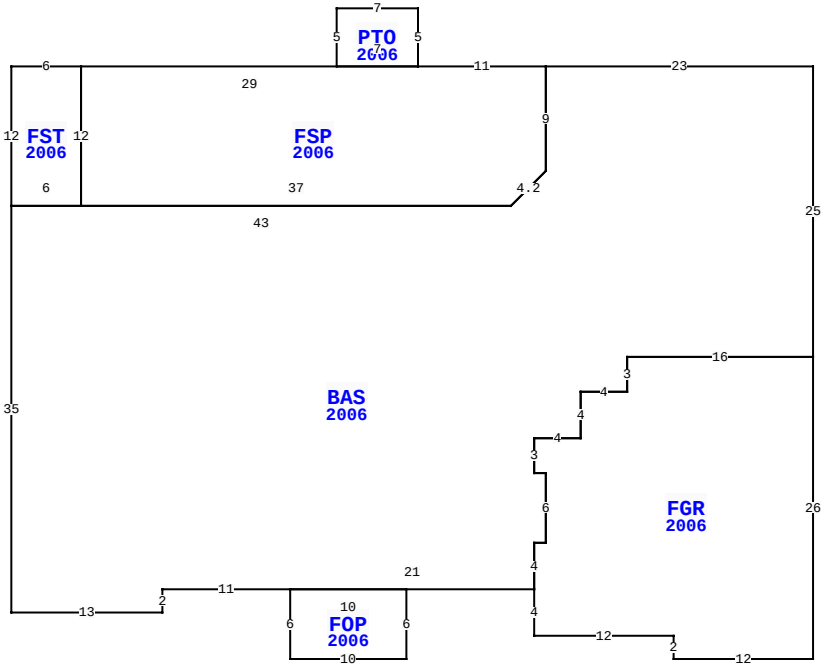
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,150	100	2,150	244,806
FGR	554	55	305	34,728
FOP	60	30	18	2,050
FSP	476	40	190	21,634
FST	72	55	40	4,555
PTO	35	5	2	228
TOTALS	3,347		2,705	308,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,705	108.9600	129.39	350,000	2006	2006	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2007 Heated Area: 2150 HX Base Yr 2007



55730 BEAR RUN RD, CALLAHAN

BLD DATE	04/19/2007	DJ	LGL DATE	
XF DATE	04/19/2007	DJ	LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		308,000
TOTAL MARKET OB/XF VALUE		50,832
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		408,832
SOH/AGL Deduction		192,284
ASSESSED VALUE		216,548
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,548
TOTAL JUST VALUE		408,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530348	SWIM POOL	37,500	04/01/2015
M11114	H/AC	0	02/01/2006
P10488	OTHER	0	12/01/2005
E16144	ELEC OTHER	2,000	11/01/2005
C16391	CO ISSUED	167,334	10/01/2005
B16391	NEW CONSTR	167,334	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/0193	7/26/2005	WD	U	V	09	75,000

GRANTOR: GREEN RANDALL B
GRANTEE: WENTWORTH MARK & KA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FSP=[YR=2006] W11 PTO=[YR=2006] N5 W7 S5 E7$ W29 FST=[YR=2006] W6 S12 E6 N12$ S12 E37 U3 R3 N9$ S9 D3 L3 W43 S35 E13 N2 E11 FOP=[YR=2006] S6 E10 N6 W10$ E21 FGR=[YR=2006] S4 E12 S2 E12 N26 W16 S3 W4 S4 W4 S3 E1 S6 W1 S4$ N4 E1 N6 W1 N3 E4 N4 E4 N3 E16 N25$.

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	2,413.00	SF	4.00	4.00	100	2006	2006	3	88	8,494	
2	0861	POOL GUNIT	0	100	0	0	461.00	SF	85.00	85.00	100	2015	2015	3	81	31,740	
3	0855	CONC PAVER	0	100	0	0	1,104.00	SF	10.00	10.00	100	2015	2015	3	96	10,598	

LAND DESCRIPTION

TOTAL OB/XF 50,832

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	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/18/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS