

PT OF LOT 11 IN OR 1738/359 &
OR 1765/1539
A E OGILVIE EST SUB PBK 1/32

HART HARRY & CYNTHIA
55620 BEAR RUN RD
CALLAHAN, FL 32011

2023

46-2N-25-0000-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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	2,464	100	2,464	312,808
FGR	696	55	383	48,622
FOP	256	30	77	9,775
FOP	278	30	83	10,537
TOTALS	3,694		3,007	381,742

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,360.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	1,432.00	SF	10.00	10.00	
4	0911	SCRN RM A	0	100	0	0	1,462.00	SF	17.50	17.50	
5	0476	VF 6 SBPL	0	100	0	0	450.00	LF	32.00	32.00	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	2.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,007	109.7560	130.34	391,932	2016	2016	0	0	2.60	97.40
1 SNGL FAM - 100% - 2018 Heated Area: 2464 HX Base Yr 2018											
55620 BEAR RUN RD, CALLAHAN											

TOTAL OB/XF											
93,869											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 403,448											
TOTAL MARKET OB/XF VALUE 93,869											
TOTAL LAND VALUE - MARKET 85,000											
TOTAL MARKET VALUE 582,317											
SOH/AGL Deduction 198,794											
ASSESSED VALUE 383,523											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 333,523											
TOTAL JUST VALUE 582,317											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 471,008											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003452	ADDITION	32,623	05/01/2018
1800731	SWIM POOL	20,000	03/01/2018
1800964	GARAGE	47,756	03/01/2018
B1429713	CO ISSUED	0	07/11/2016
B1429713	NEW CONSTR	308,716	12/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1765/1539	11/15/2011	WD	Q	V	02	27,000	
GRANTOR: CARTER-NYE JENNY RENE							
GRANTEE: HART HARRY & CYNTHI							
1738/0359	5/09/2011	WD	Q	V	01	27,000	
GRANTOR: CARTER JESSICA LEA							
GRANTEE: HART HARRY & CINDY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W25 S4 FOP=[YR=2016] W35 S10 E18 U5 R5 E12 N5\$ S5 W12 D5 L5 W18 N11 W15 S34 E6 S7 E9 S2 FOP=[YR=2016] S8 E32 N8 W32\$ E32 N2 E8 FGR=[YR=2016] S5 E9 S2 E9 N2 E9 N26 W23 S6 W4 S15\$ N15 E4 N6 E16 N23\$.											

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