

BLOCK 13 LOT 29
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

VALENTINE DEANNA S
55541 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0013-0290



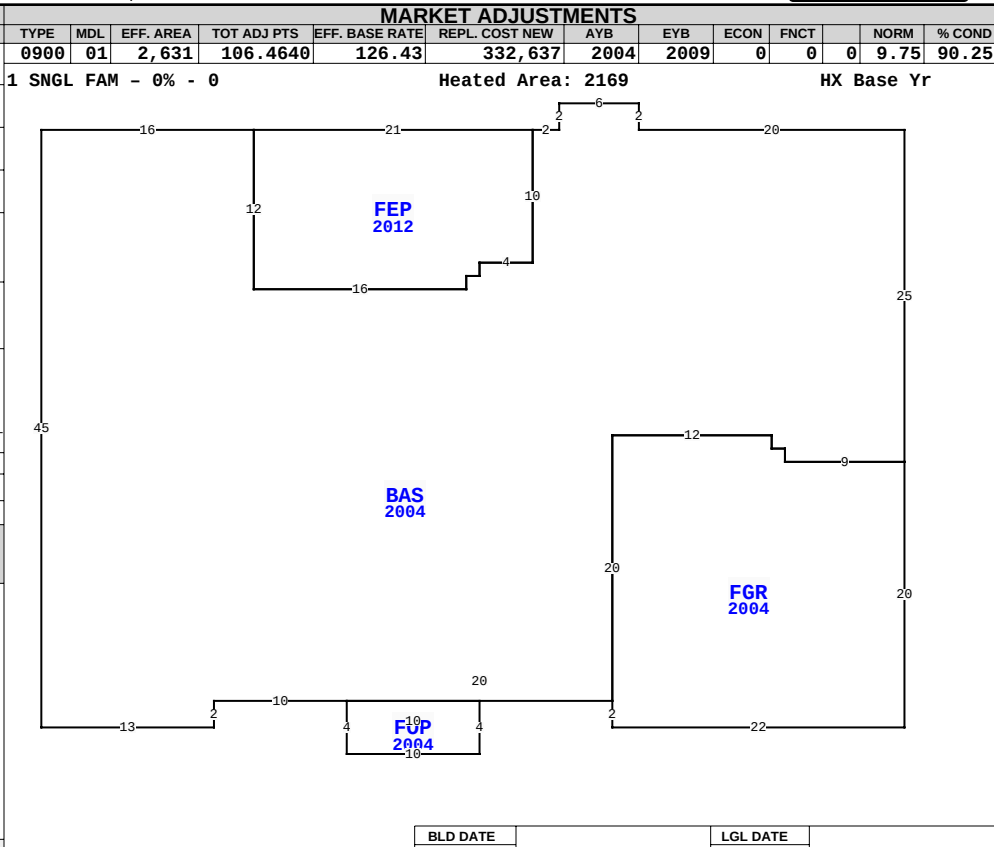
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	2,169	100	2,169	247,490
FEP	243	80	194	22,136
FGR	465	55	256	29,210
FOP	40	30	12	1,369
TOTALS	2,917		2,631	300,205

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
3	0811	CONCRETE B	0	0	0	1,463.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	0	0006		0.00	0.00	



55541 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		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			300,205
TOTAL MARKET OB/XF VALUE			6,543
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			356,748
SOH/AGL Deduction			53,567
ASSESSED VALUE			303,181
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			303,181
TOTAL JUST VALUE			356,748
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006958	REPAIR/RRF	15,500	11/01/2017
B1327996	REPAIR/RRF	10,455	11/01/2013
B26365	REMODEL	11,750	08/01/2012
B11364	NEW CONSTR	154,813	07/01/2003
R5224	REPAIR/RRF	3,700	07/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2420/0162	12/21/2020	WD Q	Q	I	01
GRANTOR: WESTFALL JAMES JR & M					
GRANTEE: VALENTINE DEANNA S					
2188/0624	4/05/2018	WD Q	Q	I	01
GRANTOR: BLAIR DEBORAH L					
GRANTEE: WESTFALL JAMES JR &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W20 N2 W6 S2 W2 FEP=[YR=2012] W21 S12 E16 N1 E1 N1 E4 N10\$ S10 W4 S1 W1 S1 W16 N12 W16 S45 E13 N2 E10 FOP=[YR=2004] S4 E10 N4 W10\$ E20 FGR=[YR=2004] S2 E22 N20 W9 N1 W1 N1 W12 S20\$ N20 E12 S1 E1 S1 E9 N25\$.									