BLOCK 13 LOT 32
IN OR 1211/56
SPRING LAKE EST 4 REPLAT

HELMS JAMES D H III
55613 BEAR RUN RD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0013-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

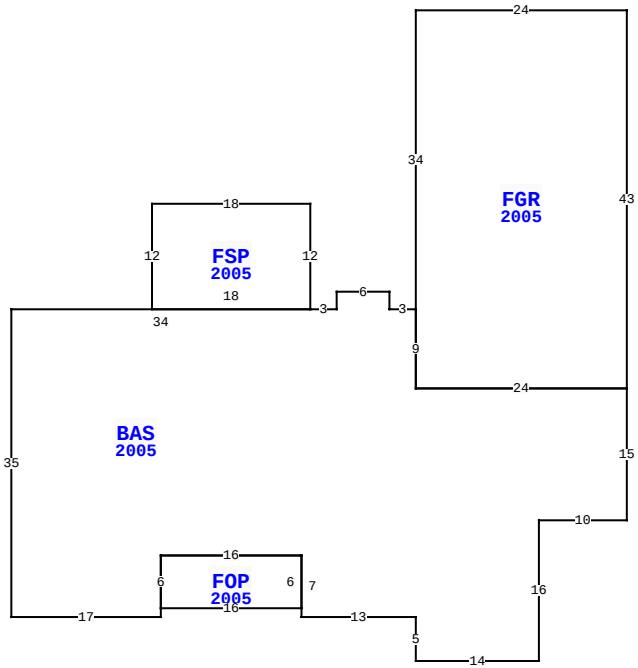
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,094	100	2,094	232,232
FGR	1,032	55	568	62,993
FOP	96	30	29	3,216
FSP	216	40	86	9,537
TOTALS	3,438		2,777	307,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,777	107.0400	127.11	352,984	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2006 Heated Area: 2094 HX Base Yr 2006



55613 BEAR RUN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		307,979
TOTAL MARKET OB/XF VALUE		21,929
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		379,908
SOH/AGL Deduction		176,719
ASSESSED VALUE		203,189
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,189
TOTAL JUST VALUE		379,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,376

1/2 BTH IN FGR "SHOP"

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409049	H/AC	0	12/01/2004
B13725	NEW CONSTR	208,000	09/01/2004
R6692	REPAIR/RRF	6,400	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1211/0056	2/27/2004	WD	Q	V		35,000
GRANTOR: WOOD WILLIAM L						
GRANTEE: HELMS JAMES D H III						
1161/1796	8/13/2003	WD	Q	V		33,500
GRANTOR: MARCHANT TAMARA & MAR						
GRANTEE: WOOD WILLIAM L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W24 S34 BAS=[YR=2005] W3 N2 W6 S2 W3 FSP=[YR=2005] N12 W18 S12 E18$ W34 S35 E17 N1 FOP=[YR=2005] E16 N6 W16 S6$ N6 E16 S7 E13 S5 E14 N16 E10 N15 W24 N9 $ S9 E24 N43 $.

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	3,239.00	SF	4.00	4.00	100	2005	2005	3	87	11,272	
2	1127	BRICK 8"	0	100	15	3	45.00	SF	11.00	11.00	100	2005	2005	3	96	475	
3	0476	VF 6 SBPL	0	100	0	0	280.00	LF	32.00	32.00	100	2005	2005	3	69	6,182	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414	
5	0462	ST/AL FNC	0	100	128	6	768.00	SF	10.00	10.00	100	2005	2005	3	44	3,379	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207	

LAND DESCRIPTION

TOTAL OB/XF 21,929

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS