BLOCK 13 LOT 37
IN OR 1262/1497
SPRING LAKE EST 4 REPLAT

BEVERLY GLENN E JR & JENNIFER
55775 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0013-0370

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

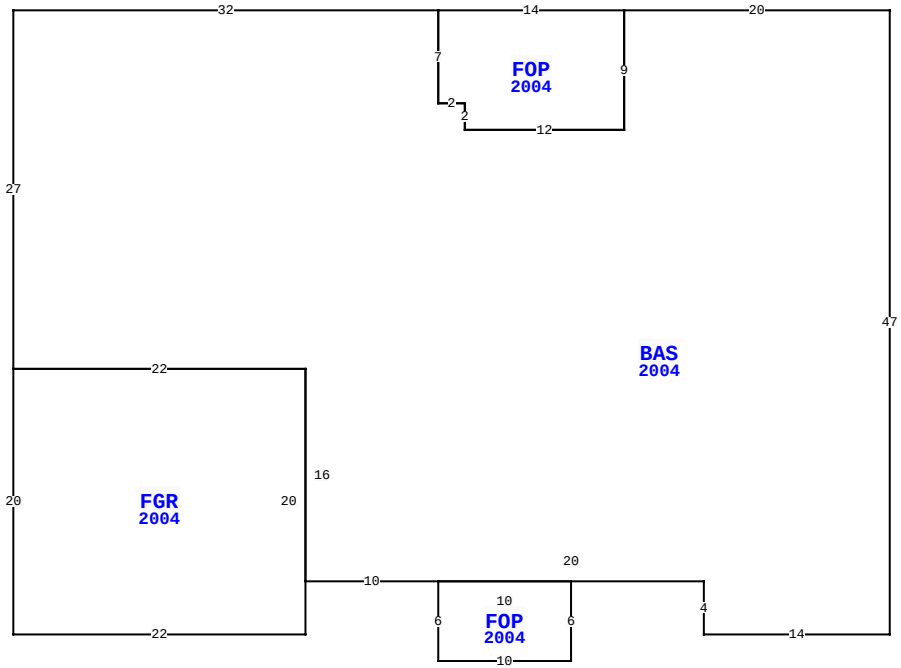
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,420	100	2,420	287,807
FGR	440	55	242	28,781
FOP	60	30	18	2,140
FOP	122	30	37	4,400
TOTALS	3,042		2,717	323,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,717	109.6320	130.19	353,726	2004	2004	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2005 Heated Area: 2420 HX Base Yr 2005



55775 BEAR RUN RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		323,129
TOTAL MARKET OB/XF VALUE		4,255
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		377,384
SOH/AGL Deduction		200,714
ASSESSED VALUE		176,670
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,670
TOTAL JUST VALUE		377,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12742	NEW CONSTR	171,096	05/01/2004
R6109	REPAIR/RRF	4,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/1497	9/30/2004	WD	Q	I		210,800
GRANTOR: HALLMARK HOMES INC						
GRANTEE: BEVERLY GLENN E JR						
1210/0150	2/24/2004	WD	U	V	19	30,500
GRANTOR: BKS INC						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 FOP=[YR=2004] W14 S7 E2 S2 E12 N9$ S9 W12 N2 W2 N7 W32 S27 FGR=[YR=2004] S20 E22 N20 W22$ E22 S16 E10 FOP=[YR=2004] S6 E10 N6 W10$ E20 S4 E14 N47$.

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	1,237.00	SF	4.00	4.00	100	2004	2004	3	86	4,255	

LAND DESCRIPTION

TOTAL OB/XF 4,255

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 02/23/2017 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS