

BLOCK 14 LOT 14
IN OR 1423/1965
CONSERV ESMT PT OR 929/824

GARCIA LUIS A
55081 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0014-0140



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	17	CB STUCCO 100								0900	01	2,571	101.7600	120.84	310,680	2004	2009	0	0	0	6.50	93.50	VALUATION BY																
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2022														Heated Area: 2256								HX Base Yr							
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	08	SHT VINYL 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	2,256	100	2,256	254,895																																			
FGR	360	55	198	22,371																																			
FOP	8	30	2	226																																			
FSP	288	40	115	12,994																																			
TOTALS		2,912	2,571	290,486																																			
EXTRA FEATURES					55081 BEAR RUN RD, CALLAHAN																																		
L N	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	0810	CONCRETE A	0 100	0 0	315.00	SF	6.50	6.50	100	2004	2004	3	86	1,761																									
2	0812	CONCRETE C	0 100	0 0	2,533.00	SF	4.00	4.00	100	2012	2012	3	94	9,524																									
3	0351	CARPORT MT	0 100	24 20	480.00	SF	10.00	10.00	100	2012	2012	3	60	2,880																									
4	0940	SHEDS/PORT	0 100	24 25	600.00	SF	30.00	30.00	100	2012	2012	3	60	10,800																									
LAND DESCRIPTION		TOTAL OB/XF 24,965																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 07/24/2017 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																							