BLOCK 14 LOT 15
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

COLLINS ROBERT W & HEATHER
55055 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0014-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

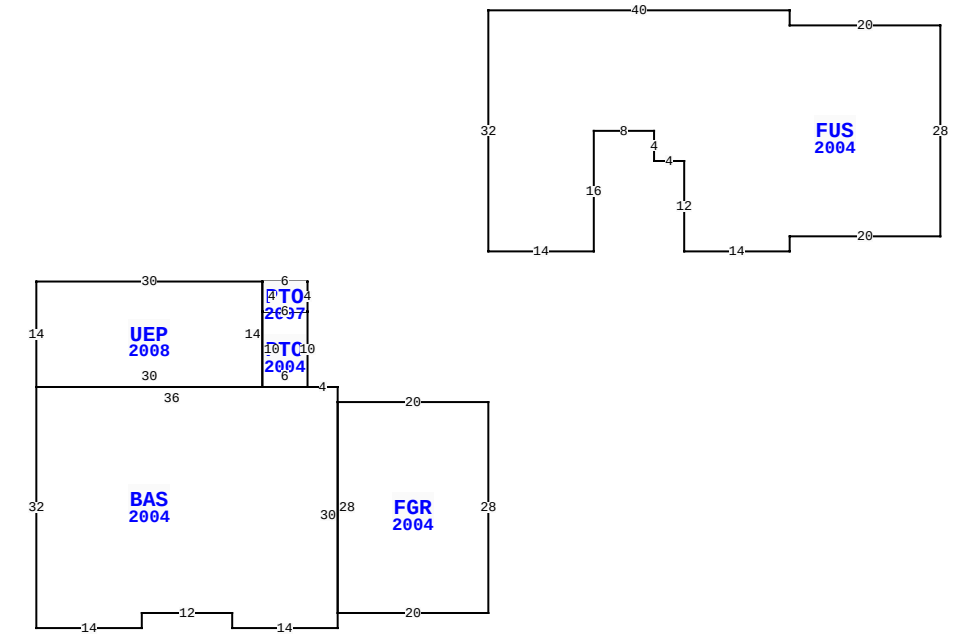
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,256	100	1,256	135,357
FGR	560	55	308	33,193
FUS	1,664	100	1,664	179,326
PTO	60	5	3	324
PTO	24	5	1	108
UEP	420	60	252	27,158
TOTALS	3,984		3,484	375,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,484	97.0600	115.26	401,566	2004	2009	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2021 Heated Area: 2920 HX Base Yr 2021



55055 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		375,464
TOTAL MARKET OB/XF VALUE		11,615
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		437,079
SOH/AGL Deduction		146,206
ASSESSED VALUE		290,873
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,873
TOTAL JUST VALUE		437,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006957	REPAIR/RRF	9,000	11/01/2017
B20819	SUNROOM	25,800	12/01/2007
B20627	ADDITION	2,300	10/01/2007
B20560	XFOB	2,400	09/01/2007
B13037	NEW CONSTR	210,837	06/01/2004
R6296	REPAIR/RRF	8,000	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2407/0928	10/30/2020	WD	Q	I	01	347,000
GRANTOR: WILLIAMS DANA T & JUD						
GRANTEE: COLLINS ROBERT W &						
1282/0482	12/20/2004	WD	Q	I		191,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: WILLIAMS DANA T & J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W20 BAS=[YR=2004] N2 W4 PTO=[YR=2004] N10 PTO=[YR=2007] N4 W6 UEP=[YR=2008] W30 S14 E30 N14$ S4 E6 $ W6 S10 E6$ W36 S32E14 N2 E12 S2 E14 N30$ S28E20 N28$ PTR= N20 FUS=[YR=2004] N32 E40 S2 E20 S28 W20 S2 W14 N12 W4 N4 W8 S16 W14 $ S20$.

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	2,110.00	SF	4.00	4.00	100	2005	2005	3	87	7,343	
2	0812	CONCRETE C	0	100	0	0	1,200.00	SF	4.00	4.00	100	2007	2007	3	89	4,272	

LAND DESCRIPTION

TOTAL OB/XF 11,615

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 01/31/2018 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS