



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

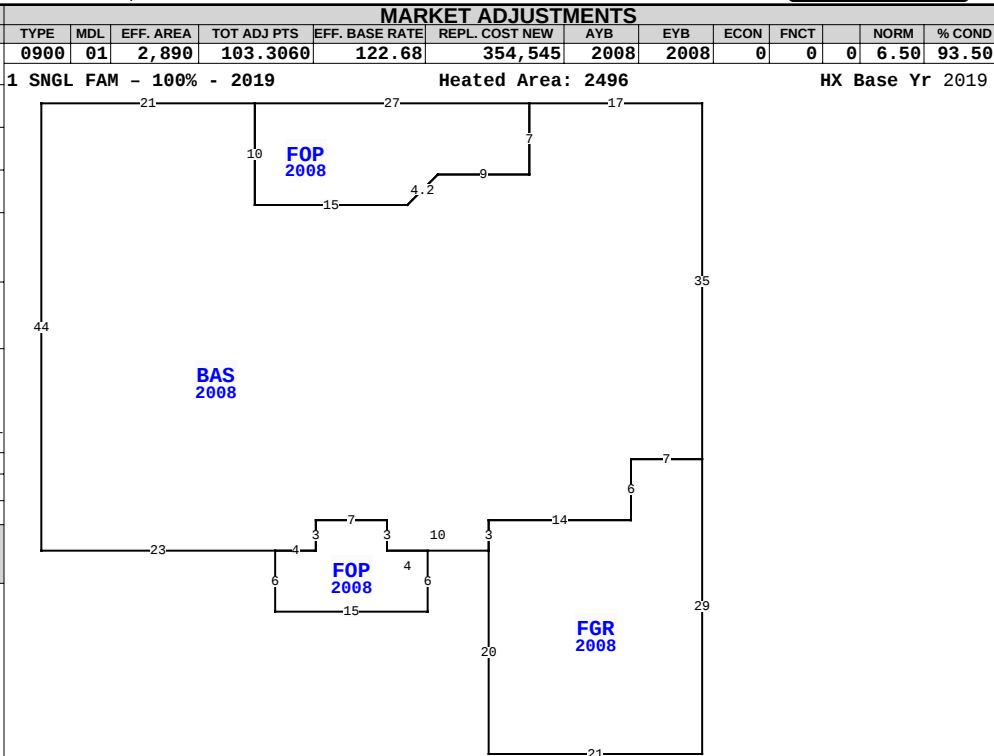
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,496	100	2,496	286,305
FGR	525	55	289	33,150
FOP	111	30	33	3,785
FOP	239	30	72	8,259

TOTALS	3,371		2,890	331,500
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100
2	0810	CONCRETE A	0	100	0	0		242.00	SF 6.50	6.50	100
3	0811	CONCRETE B	0	100	0	0		1,361.00	SF 5.20	5.20	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0006		0.00	0.00	1.00	LT	1.00



BLD DATE	12/10/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

55016 BEAR RUN RD, CALLAHAN

TOTAL OB/XF											
9,645											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE											
331,500											
TOTAL MARKET OB/XF VALUE											
9,645											
TOTAL LAND VALUE - MARKET											
50,000											
TOTAL MARKET VALUE											
391,145											
SOH/AGL Deduction											
143,891											
ASSESSED VALUE											
247,254											
TOTAL EXEMPTION VALUE											
HX HB VX 55,000											
BASE TAXABLE VALUE											
192,254											
TOTAL JUST VALUE											
391,145											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
306,639											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306790	ROOF		05/24/2023
R11208	REPAIR/RRF	4,166	04/01/2008
M13489	MECH OTHER	0	12/01/2007
E20131	ELEC OTHER	1,422	10/01/2007
P12774	OTHER	0	10/01/2007
C20505	CO ISSUED	0	09/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2198/0715	5/11/2018	SW	Q	I	01	289,900	
GRANTOR: 55016 BEAR RUN RD LAN							
GRANTEE: WHITNEY JOSHUA M &							
2166/0888	12/14/2017	CT	U	I	18	193,600	
GRANTOR: CLERK OF COURT							
GRANTEE: 55016 BEAR RUN RD L							

BUILDING NOTES											
BAS=[YR=2008] W17 FOP=[YR=2008] W27 S10 E15 U3 R3 E9 N7\$ S7 W9 D3 L3 W15 N10 W21 S44 E23 FOP=[YR=2008] S6 E15N6 W4 N3 W7 S3 W4\$ E4 N3 E7 S3 E10 FGR=[YR=2008] S20 E21 N29 W7 S6 W14 S3\$ N3 E14 N6 E7 N35 \$.											