BLOCK 14 LOT 18 MILITARY
IN OR 1313/820
CONSERV ESMT PT OR 929/824

JACKSON JASON AZEL
55058 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0014-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

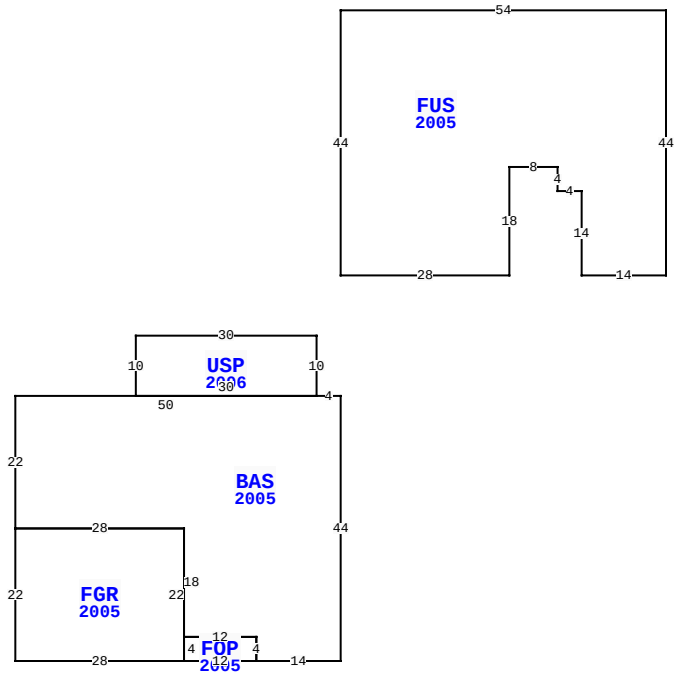
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	03	MASONRY 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	1,712	100	1,712	173,036
FGR	616	55	339	34,264
FOP	48	30	14	1,415
FUS	2,176	100	2,176	219,934
USP	300	30	90	9,096
TOTALS	4,852		4,331	437,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,331	91.5200	108.68	470,693	2005	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2023 Heated Area: 3888 HX Base Yr



55058 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		437,744
TOTAL MARKET OB/XF VALUE		5,495
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		493,239
SOH/AGL Deduction		0
ASSESSED VALUE		493,239
TOTAL EXEMPTION VALUE	13	493,239
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		493,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2209984	REPAIR/RRF	25,546	11/01/2022
B13493	NEW CONSTR	279,396	08/01/2004
R6573	REPAIR/RRF	8,000	08/01/2004
B12943	NEW CONSTR	173,415	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/0820	4/29/2005	WD	Q	I		229,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: JACKSON JASON AZEL						
1187/0248	11/06/2003	WD	U	V	19	261,000
GRANTOR: BKS INC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 USP=[YR=2006] N10 W30 S10 E30$ W50 S22 FGR=[YR=2005] S22 E28 FOP=[YR=2005] E12 N4 W12 S4$ N22 W28 $ E28 S18 E12 S4 E14 N44$ PTR= N20 FUS=[YR=2005] N44 E54 S44 W14 N14 W4 N4 W8 S18 W28$ 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	1,579.00	SF	4.00	4.00	100	2005	2005	3	87	5,495	

LAND DESCRIPTION

TOTAL OB/XF 5,495

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