BLOCK 14 LOT 23
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

GAINEY AMOS G & ANGELA L
55178 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0014-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

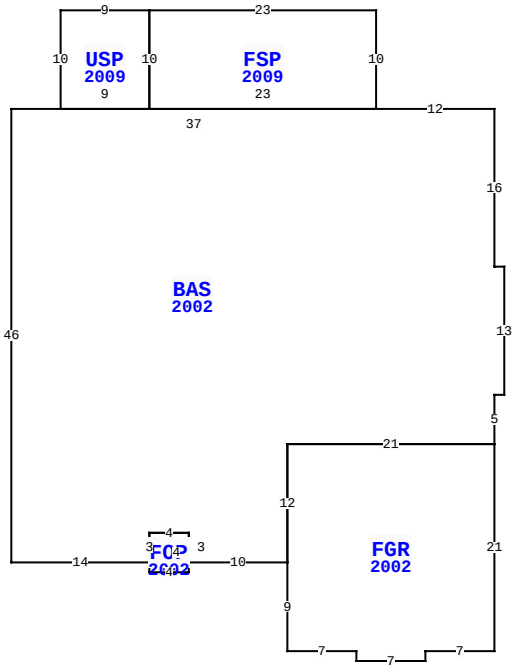
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,003	100	2,003	240,891
FGR	448	55	246	29,585
FOP	16	30	5	602
FSP	230	40	92	11,064
USP	90	30	27	3,247
TOTALS	2,787		2,373	285,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,373	114.1161	135.51	321,565	2002	2007	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2020 Heated Area: 2003 HX Base Yr 2020



55178 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		300,852
TOTAL MARKET OB/XF VALUE		12,650
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		363,502
SOH/AGL Deduction		152,898
ASSESSED VALUE		210,604
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,604
TOTAL JUST VALUE		363,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003155	REPAIR/RRF	15,000	03/16/2021
19005881	XFOB	35,085	08/01/2019
B1531023	XFOB	9,101	08/01/2015
M5886	H/AC	0	04/01/2002
P5469	NEW CONSTR	0	03/01/2002
B9380	NEW CONSTR	143,838	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/0484	4/05/2019	WD	Q	I	01	259,900
GRANTOR: TYNDALL DENNIS MARK &						
GRANTEE: GAINEY AMOS G & ANG						
1886/0737	10/09/2013	QC	U	I	11	100
GRANTOR: TYNDALL DENNIS MARK &						
GRANTEE: TYNDALL DENNIS MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FSP=[YR=2009] N10 W23 USP=[YR=2009] W9 S10 E9 N10$ S10 E23 $ W37 S46 E14 FOP=[YR=2002] S1 E4 N4 W4 S3 $ N3 E4 S3 E10 FGR=[YR=2002] S9 E7 S1 E7 N1 E7 N21W21 S12 $ N12 E21 N5 E1 N13 W1N16 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	2,102.00	SF	4.00	4.00	100	2002	2002	3	83	6,979	
3	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2008	2008	3	90	351	
4	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	2021	2021	3	100	2,275	

LAND DESCRIPTION

TOTAL OB/XF 12,650

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 10/21/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

BLOCK 14 LOT 23
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

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2023

46-2N-25-197D-0014-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

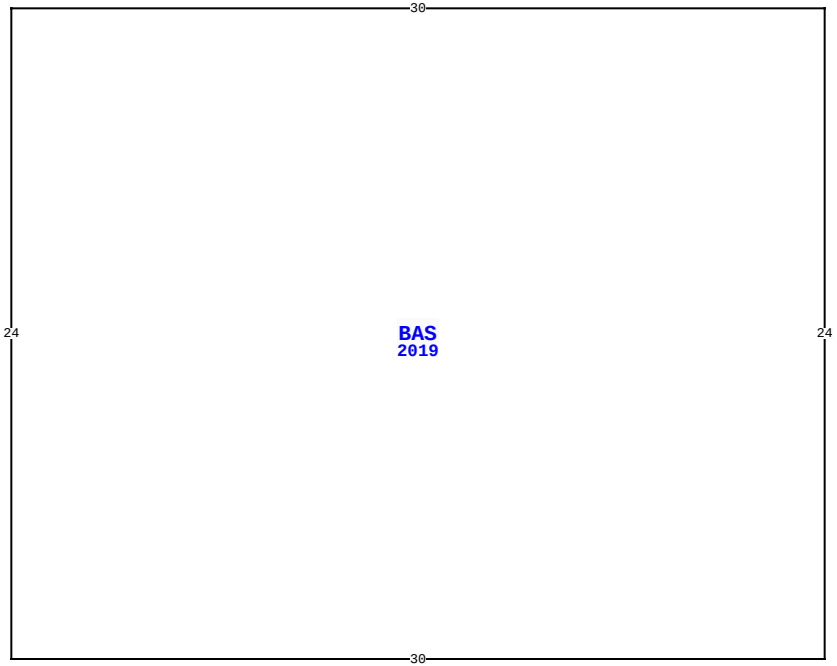
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	720	100	720	15,463
TOTALS	720		720	15,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	22.14	15,941	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 720 HX Base Yr 2020



55178 BEAR RUN RD, CALLAHAN

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XF DATE		LAND DATE	
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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,604
TOTAL JUST VALUE		363,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R3918	REPAIR/RRF	8,000	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: TYNDALL DENNIS MARK &						
GRANTEE: GAINEY AMOS G & ANG						
1886/0737	10/09/2013	QC	U	I	11	100
GRANTOR: TYNDALL DENNIS MARK &						
GRANTEE: TYNDALL DENNIS MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S24 E30 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/21/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS