

BLOCK 14 LOT 25
IN OR 2103/552
CONSERV ESMT PT OR 929/824

DIGGS TERRY LEE/MORRELL THERESA ANN
55224 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0014-0250



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	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	178,833
FGR	616	55	339	35,412
FOP	48	30	14	1,462
FOP	100	30	30	3,134
FUS	2,176	100	2,176	227,303
SFB	400	80	320	33,427

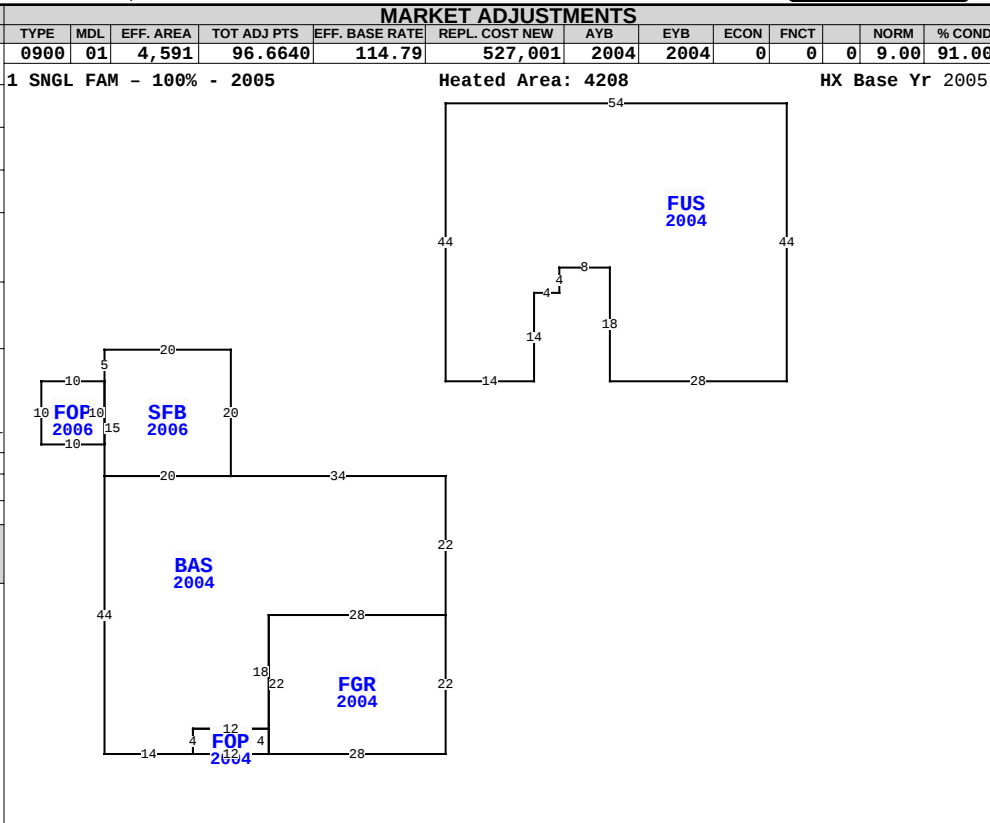
TOTALS	5,052	4,591	479,571
--------	-------	-------	---------

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
1	0812	CONCRETE C	0	100	0	0	1,718.00	SF	4.00	4.00	100	2004	2004	3	86	5,910	
2	0855	CONC PAVER	0	100	0	0	250.00	SF	7.00	7.00	100	2005	2005	3	87	1,523	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	17.70	17.70	100	2005	2005	3	27	688	
4	0475	VF 4 SBPL	0	100	0	0	68.00	LF	14.00	14.00	100	2006	2006	3	72	685	
5	0469	VF LATTIC	0	100	0	0	68.00	SF	5.50	5.50	100	2006	2006	3	72	269	
6	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2006	2006	3	72	648	
7	0462	ST/AL FNC	0	100	240	5	1,200.00	SF	10.00	10.00	100	2006	2006	3	48	5,760	
8	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	72	216	
9	0476	VF 6 SBPL	0	100	0	0	165.00	LF	32.00	32.00	100	2006	2006	3	72	3,802	

LAND DESCRIPTION	
------------------	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	0006



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

55224 BEAR RUN RD, CALLAHAN	
-----------------------------	--

TOTAL OB/XF	19,501
-------------	--------

--	--

NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY											

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	479,571
TOTAL MARKET OB/XF VALUE	19,501
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	549,072
SOH/AGL Deduction	352,012
ASSESSED VALUE	197,060
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	147,060
TOTAL JUST VALUE	549,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	423,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006275	REPAIR/RRF	34,000	04/21/2022
B1531525	REPAIR/RRF	0	12/08/2015
M10968	MECH OTHER	0	01/01/2006
B0516856	ADDITION	48,628	12/01/2005
B15918	288 SQ FT	4,312	08/01/2005
B12961	NEW CONSTR	279,396	06/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2103/0552	2/24/2017	QC	U	I	11
					2,642

GRANTOR: DIGGS TERRY LEE & THE	
GRANTEE: DIGGS TERRY LEE & T	
1272/1466	11/10/2004 WD Q I
GRANTOR: MARONDA HOMES INC	
GRANTEE: DIGGS TERRY LEE & T	

BUILDING NOTES	
----------------	--

--	--

BUILDING DIMENSIONS									
BAS=[YR=2004] W34 SFB=[YR=2006] N20W20 S5 FOP=[YR=2006] W10 S10 E10 N10\$ S15 E20\$ W20 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22\$ N4 W12 S4\$ N4 E12 N18 E28 N22\$ PTR=N15 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14\$ S15\$.									