BLOCK 14 LOT 26
IN OR 966/219
CONSERV ESMT PT OR 929/824

TAYLOR WILLIAM T & TAMMY L
55254 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0014-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

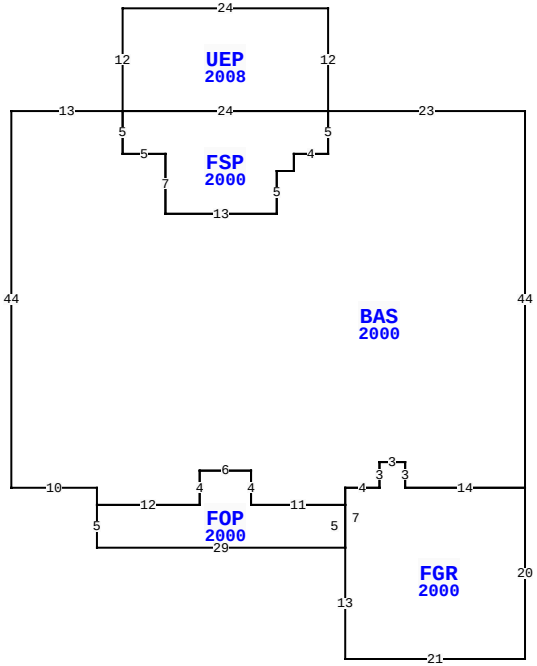
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,450	100	2,450	280,151
FGR	429	55	236	26,986
FOP	169	30	51	5,831
FSP	215	40	86	9,834
UEP	288	60	173	19,782
TOTALS	3,551		2,996	342,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,996	108.1940	128.48	384,926	2000	2000	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2001 Heated Area: 2450 HX Base Yr 2001



55254 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		342,584
TOTAL MARKET OB/XF VALUE		10,261
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		402,845
SOH/AGL Deduction		214,722
ASSESSED VALUE		188,123
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,123
TOTAL JUST VALUE		402,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2216982	ADDITION	31,731	11/15/2022
B007539	NEW CONSTR	135,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0966/0219	1/10/2001	WD	U	I	21	206,300
GRANTOR: HALLMARK HOMES INC						
GRANTEE: TAYLOR WILLIAM & TA						
0937/1585	6/23/2000	WD	U	V	19	27,000
GRANTOR: BKS INC						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W23 UEP=[YR=2008] N12 W24 S12 FSP=[YR=2000] S5 E5 S7 E13 N5 E2 N2 E4 N5 W24 $ E24 $ S5 W4 S2 W2 S5 W13 N7 W5 N5 W13 S44 E10 S2 FOP=[YR=2000] S5 E29 FGR=[YR=2000] S13 E21 N20 W14 N3 W3 S3 W4 S7 $ N5 W11 N4 W6 S4 W12 $ E12 N4 E6 S4 E11 N2 E4 N3 E3 S3 E14 N44 $.

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	2000	2000	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,372.00	SF	4.00	4.00	100	2000	2000	3	80	4,390	
3	0810	CONCRETE A	0	100	0	0	193.00	SF	6.50	6.50	100	2000	2000	3	80	1,004	
4	0825	BRICK	0	100	12	13	156.00	SF	12.50	12.50	100	2007	2007	3	97	1,892	

LAND DESCRIPTION

TOTAL OB/XF 10,261

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS