

BLOCK 14 LOT 27
IN OR 1268/676
CONSERV ESMT PT OR 929/824

KRAUSE WILLIAM JOSEPH/MERCER RENEE ABSHER
55274 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0014-0270



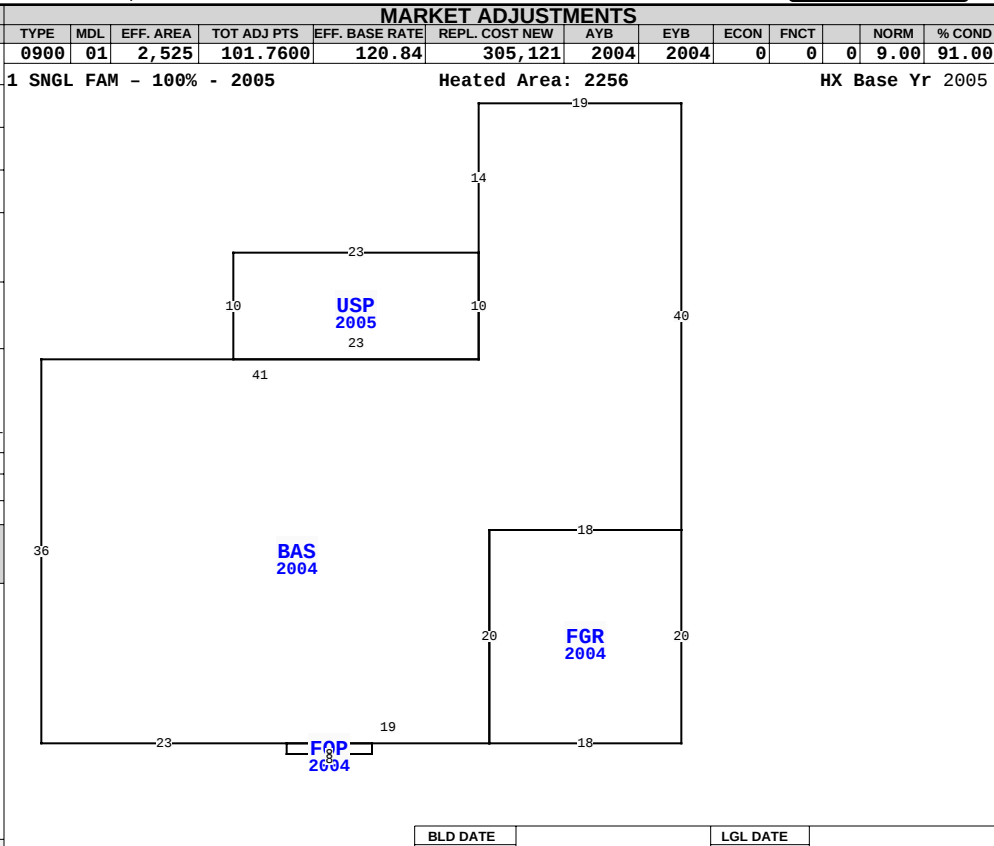
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,256	100	2,256	248,080
FGR	360	55	198	21,773
FOP	8	30	2	220
USP	230	30	69	7,588
TOTALS	2,854		2,525	277,660

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,225.00	SF	4.00	4.00	100	2004
2	0851	PATIO STON	0 100	0	0	322.00	SF	0.75	0.75	100	2009

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	000100	C	SFR	100	0006		0.00	0.00	1.00	LT	



55274 BEAR RUN RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					277,660				
TOTAL MARKET OB/XF VALUE					4,434				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					332,094				
SOH/AGL Deduction					169,024				
ASSESSED VALUE					163,070				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					113,070				
TOTAL JUST VALUE					332,094				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					272,977				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13036	NEW CONSTR	3,000	06/01/2004
B12745	NEW CONSTR	160,546	05/01/2004
R6111	REPAIR/RRF	8,000	05/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1268/0676	10/25/2004	WD	Q	I		168,000	
GRANTOR: MARONDA HOMES INC							
GRANTEE: KRAUSE WM JOSEPH &							
1176/0863	9/30/2003	WD	U	V	19	261,000	
GRANTOR: BKS INC							
GRANTEE: MARONDA HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W19 S14 USP=[YR=2005] W23 S10 E23 N10\$ S10 W41 S36 E23 FOP=[YR=2004] S1 E8 N1 W8\$ E19 FGR=[YR=2004] E18 N20 W18 S20\$ N20 E18 N40\$.									