BLOCK 14 LOT 29
IN OR 1271/1843
CONSERV ESMT PT OR 929/824

NGUYEN STEVE LUAN & TAM LE
55310 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0014-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

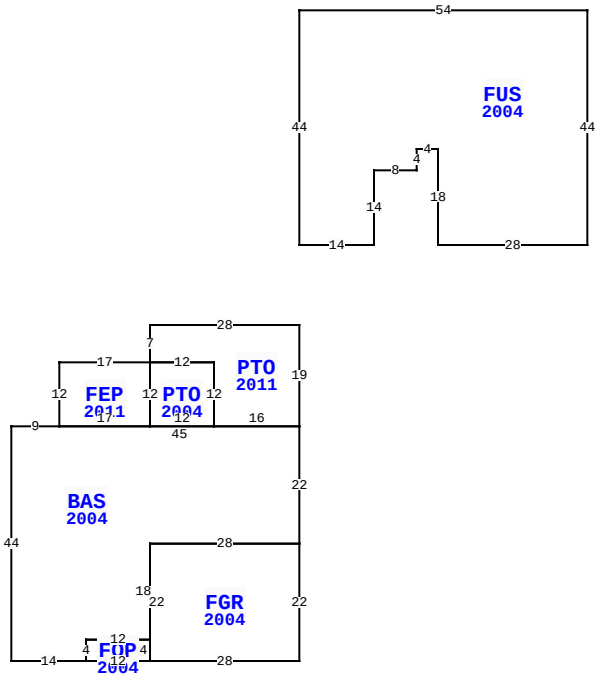
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 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	174,685
FEP	204	80	163	16,632
FGR	616	55	339	34,590
FOP	48	30	14	1,428
FUS	2,192	100	2,192	223,662
PTO	144	5	7	714
PTO	388	5	19	1,939
TOTALS	5,304		4,446	453,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,446	94.1600	111.82	497,152	2004	2004	0	0	0	8.75	91.25

1 SNGL FAM – 100% - 2005 Heated Area: 3904 HX Base Yr 2005



55310 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		453,651
TOTAL MARKET OB/XF VALUE		5,865
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		509,516
SOH/AGL Deduction		330,273
ASSESSED VALUE		179,243
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,243
TOTAL JUST VALUE		509,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12613	NEW CONSTR	279,396	04/01/2004
R6019	REPAIR/RRF	8,000	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/1843	11/08/2004	WD	Q	I		217,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: NGUYEN STEVE & TAM						
1176/0863	9/30/2003	WD	U	V	19	261,000
GRANTOR: BKS INC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2004;ORIG=0,-15] N44 E54 S44 W28 N18 W4 S4 W8 S14 W14 $
BAS=[YR=2004;ORIG=-45,19] W9 S44 E14 N4 E12 N18 E28 N22 W45 $
FGR=[YR=2004;ORIG=-28,63] E28 N22 W28 S22 $
PTO=[YR=2011;ORIG=0,0] W28 S7 E12 S12 E16 N19 $
FEP=[YR=2011;ORIG=-28,7] W17 S12 E17 N12 $
PTO=[YR=2004;ORIG=-28,7] S12 E12 N12 W12 $
FOP=[YR=2004;ORIG=-40,63] E12 N4 W12 S4 $
PTR=[ORIG=0,0] N15 S15 $
.

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	1,705.00	SF	4.00	4.00	100	2004	2004	3	86	5,865	

TOTAL OB/XF 5,865

LAND DESCRIPTION

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