BLOCK 14 LOT 36
IN OR 1699/731
FKA BLK 14 LOT 38

DEINES DIANN L
55492 BEAR RUN ROAD
CALLAHAN, FL 32011-8539

2023

46-2N-25-197D-0014-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
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		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

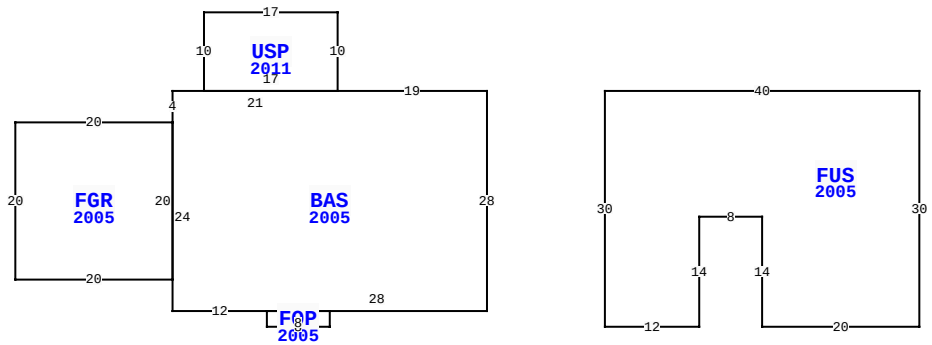
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	125,514
FGR	400	55	220	24,654
FOP	16	30	5	560
FUS	1,088	100	1,088	121,928
USP	170	30	51	5,716
TOTALS	2,794		2,484	278,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,484	102.9120	122.21	303,570	2005	2005	0	0	0	8.30	91.70

1 SNGL FAM – 100% - 2012 Heated Area: 2208 HX Base Yr 2012



55492 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		278,374
TOTAL MARKET OB/XF VALUE		4,416
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		332,790
SOH/AGL Deduction		156,355
ASSESSED VALUE		176,435
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		121,435
TOTAL JUST VALUE		332,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13908	NEW CONSTR	159,418	10/01/2004
R6782	REPAIR/RRF	8,000	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1699/0731	8/31/2010	QC	U	I	11	175,000
GRANTOR: UNITED STATES OF AMER						
GRANTEE: DEINES WILLIAM K &						
1699/0728	8/29/2010	WD	U	I	12	234,800
GRANTOR: WILKERSON DAVID V & A						
GRANTEE: UNITED STATES OF AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 USP=[YR=2011] N10 W17 S10 E17$ W21 S4 FGR=[YR=2005] W20 S20 E20 N20$ S24 E12 FOP=[YR=2005] S2 E8 N2 W8$ E28 N28$ PTR=E15 FUS=[YR=2005] E40 S30 W20 N14 W8 S14 W12 N30$ W15$.

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	1,269.00	SF	4.00	4.00	100	2005	2005	3	87	4,416	

LAND DESCRIPTION

TOTAL OB/XF 4,416

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