

BLOCK 16 LOT 11
IN OR 1545/1062
SPRING LAKE EST 4 REPLAT

DECKER KEVIN B & DEANA C
55241 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0016-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	2,334	252,685
FGR	747	55	411	44,496
FOP	30	30	9	974
FOP	162	30	49	5,305
FUS	340	100	340	36,810
PTO	30	5	2	217

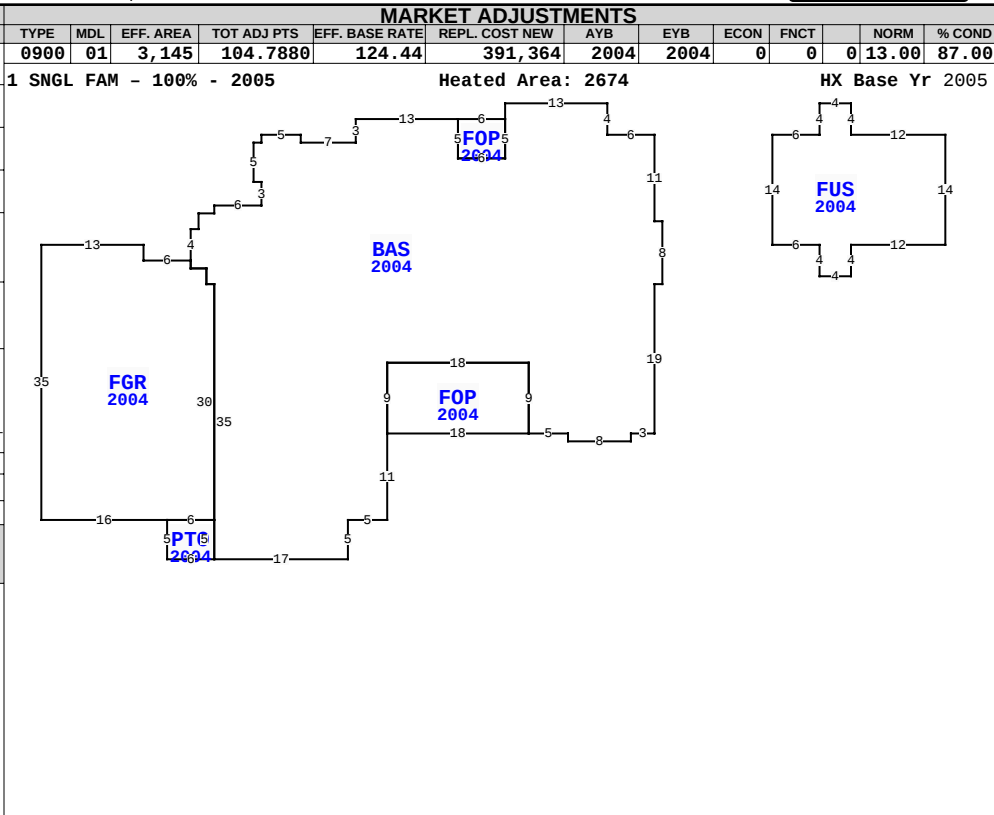
TOTALS	3,643		3,145	340,487
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0812	CONCRETE C	0	100	0	0	
3	0861	POOL GUNIT	0	100	0	0	
4	0845	KOOL DECK	0	100	0	0	
5	0476	VF 6 SBPL	0	100	0	0	
6	0911	SCRN RM A	0	100	0	0	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	02/23/2017	BY	KBX
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55241 BEAR RUN RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF		
63,012		

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63,012		

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1		VALUATION SUMMARY	
VALUATION BY			STANDARD				
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE			340,487				
TOTAL MARKET OB/XF VALUE			63,012				
TOTAL LAND VALUE - MARKET			50,000				
TOTAL MARKET VALUE			453,499				
SOH/AGL Deduction			221,840				
ASSESSED VALUE			231,659				
TOTAL EXEMPTION VALUE			HX HB VX		55,000		
BASE TAXABLE VALUE			176,659				
TOTAL JUST VALUE			453,499				
NCON VALUE			16,555				
INCOME VALUE							
PREVIOUS YEAR MKT VALUE			338,756				