

BLOCK 16 LOT 12
IN OR 1030/1044
CONSERV ESMT PT OR 929/824

CREWS RONALD L II & RONDA B
55287 BEAR RUN RD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0016-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
---------	--	----------	----

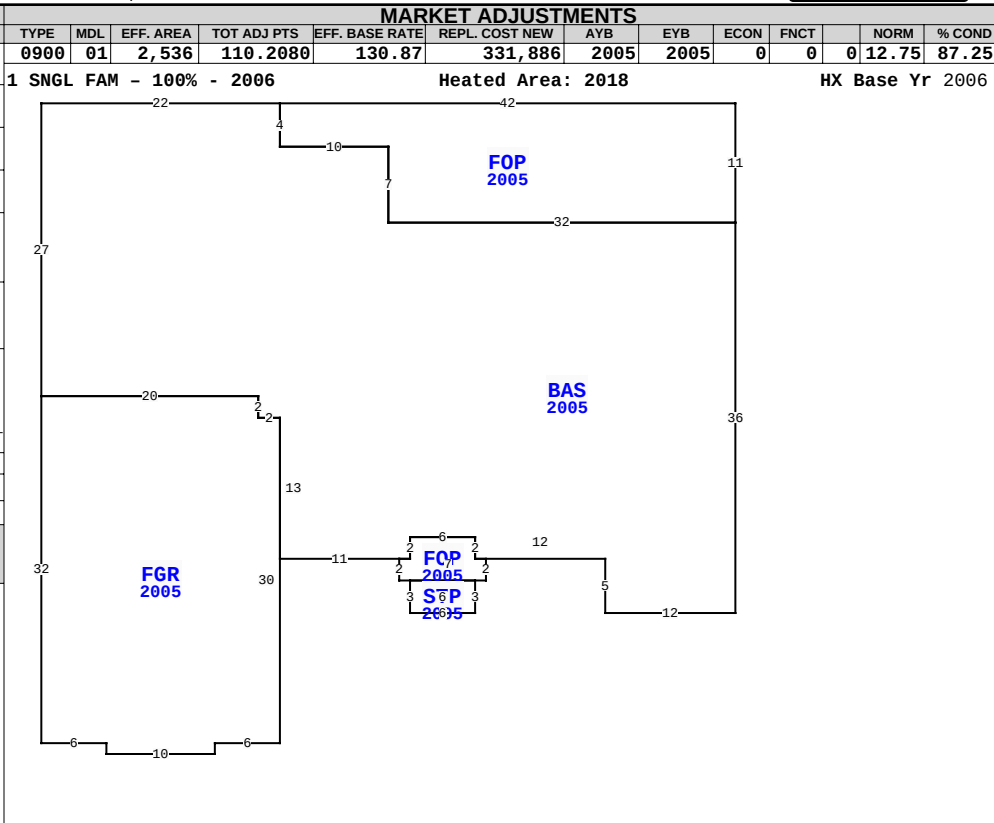
NEIGHBORHOOD/LOC	8010.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2,018	230,424
FGR	710	55	390	44,532
FOP	28	30	8	914
FOP	392	30	118	13,474
STP	18	10	2	229

TOTALS	3,166		2,536	289,571
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,333.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	0	0	370.00	SF	85.00	85.00	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
4	0855	CONC PAVER	0	100	0	0	791.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

55287 BEAR RUN RD, CALLAHAN

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					289,571				
TOTAL MARKET OB/XF VALUE					33,841				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					373,412				
SOH/AGL Deduction					189,905				
ASSESSED VALUE					183,507				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					133,507				
TOTAL JUST VALUE					373,412				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					295,693				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20245	SWIM POOL	28,000	07/01/2007
M09427	MECH OTHER	0	03/01/2005
P08936	OTHER	0	02/01/2005
B14254	NEW CONSTR	0	12/20/2004
E14081	ELEC OTHER	3,000	12/01/2004
R7011	REPAIR/RRF	3,100	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1030/1044	1/11/2002	WD U	V	21	30,500
GRANTOR: BKS INC					
GRANTEE: CREWS RONALD L II &					
0929/0852	4/24/2000	WD U	V	09	1,546,300
GRANTOR: SPRING LAKE ESTATES O					
GRANTEE: BKS INC					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FOP=[YR=2005] W42 BAS=[YR=2005] W22 S27 FGR=[YR=2005] S32 E6 S1 E10 N1 E6 N30 W2 N2 W20 \$ E20 S2 E2 S13 E11 FOP=[YR=2005] S2 E1 STP=[YR=2005] S3 E6 N3 W6 \$ E7 N2 W1 N2 W6 S2 W1 \$ E1 N2 E6 S2 E12 S5 E12 N36 W32 N7 W10 N4 \$ S4 E10 S7 E32 N11 \$.											