

BLOCK 16 LOT 14
IN OR 1245/1907
CONSERV ESMT PT OR 929/824

PESEK MICHAEL J & SHARON M
55347 BEAR RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0016-0140



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
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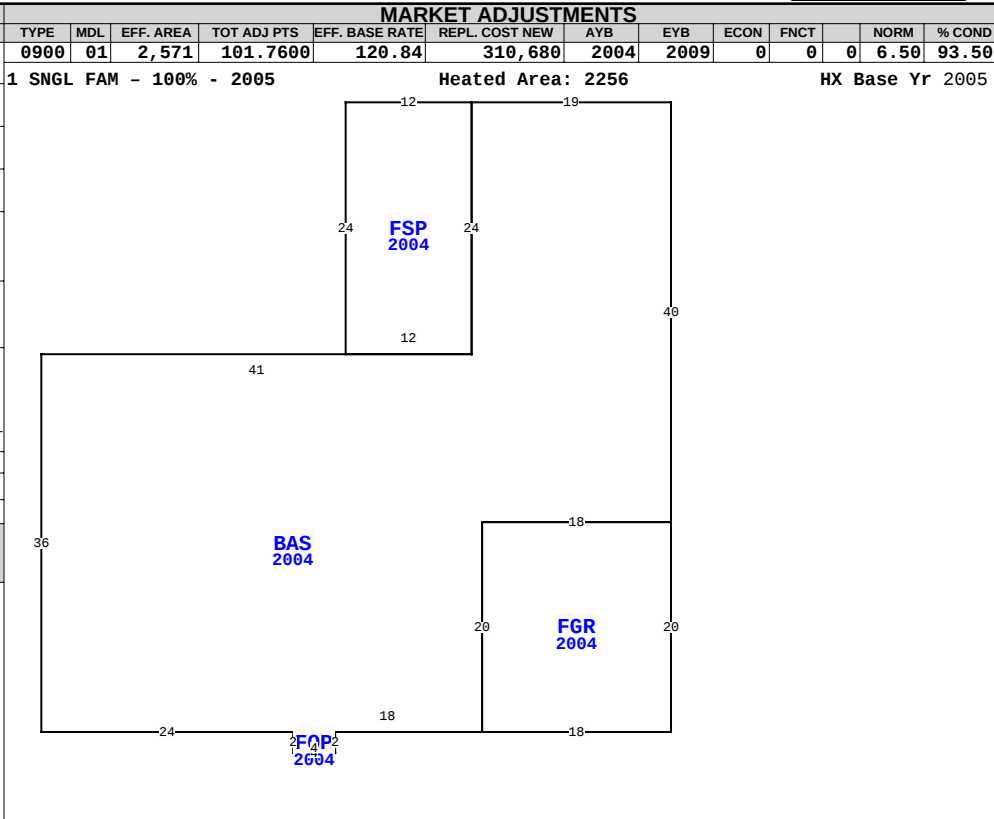
NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100	2,256	254,895
FGR	360	55	198	22,371
FOP	8	30	2	226
FSP	288	40	115	12,994

TOTALS	2,912		2,571	290,486
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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	1,233.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	
3	0510	GARAGE WD-	0	100	0	0	378.00	SF	35.00	35.00	

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	0006		0.00	0.00	1.00	LT	



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

55347 BEAR RUN RD, CALLAHAN											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		290,486	
TOTAL MARKET OB/XF VALUE		20,712	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		361,198	
SOH/AGL Deduction		186,617	
ASSESSED VALUE		174,581	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		124,581	
TOTAL JUST VALUE		361,198	
NCON VALUE		13,230	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		274,894	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006695	XFOB	22,634	04/28/2022
18001875	REPAIR/RRF	11,660	03/01/2018
B22820	XFOB	7,920	08/01/2009
B12211	NEW CONSTR	163,426	01/01/2004
R5768	REPAIR/RRF	2,000	01/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1245/1907	7/15/2004	WD	Q	I		157,600			
GRANTOR:MARONDA HOMES INC									
GRANTEE: PESEK MICHAEL & SHA									
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 FSP=[YR=2004] W12 S24 E12 N24\$ S24 W41 S36 E24 FOP=[YR=2004] S2 E4 N2 W4\$ E18 FGR=[YR=2004] E18 N20 W18 S20\$ N20 E18 N40\$.											