

BLOCK 16 LOT 15
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

TEMPLE THOMAS & JENNIFER
55371 BEAR RUN RD
CALLAHAN, FL 32011

2023

46-2N-25-197D-0016-0150



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND	PAGE 1 of 1 6													
Exterior Wall	16	WD FR STUC 50	0900	01	4,355	101.2000	120.18	523,384	2004	2009	0	0	25	6.50	68.50	VALUATION BY STANDARD													
Exterior Wall	17	CB STUCCO 50	1 SNGL FAM - 100% - 2021													Heated Area: 3888													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2021													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TLE 50																											
Interior Floo	14	CARPET 50																											
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	140,937																									
FGR	616	55	339	27,908																									
FOP	48	30	14	1,153																									
FUS	2,176	100	2,176	179,136																									
USP	380	30	114	9,385																									
TOTALS	4,932		4,355	358,518																									
EXTRA FEATURES																55371 BEAR RUN RD, CALLAHAN													
L N	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	1,814.00	SF	4.00	4.00	100	2004	2004	3	86	6,240													
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2021	2021	3	97	8,381													
3	0861	POOL GUNIT	0	100	0	0	595.00	SF	85.00	85.00	100	2022	2022	3	100	50,575													
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000													
5	0855	CONC PAVER	0	100	0	0	545.00	SF	10.00	10.00	100	2022	2022	3	100	5,450													
6	0911	SCRN RM A	0	100	38	30	1,140.00	SF	17.50	17.50	100	2022	2022	3	100	19,950													
TOTAL OB/XF 92,596																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												
REVIEW DATE 01/20/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2371/1781	6/22/2020	WD	Q	I	01	328,000

GRANTOR: CROOK RICKY E & SHERE
GRANTEE: TEMPLE THOMAS & JEN
1894/1688 12/13/2013 SW U I 12 207,000
GRANTOR: BRANCH BANKING & TRUS
GRANTEE: CROOK RICKY E & SHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 USP=[YR=2022] N10 W38 S10 E38\$ W38 S44 E14
FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22\$ N4 W12 S4\$
N4 E12 N18 E28 N22\$ PTR=E15 FUS=[YR=2004] E54 S44 W28 N18 W8
S4 W4 S14 W14 N44\$ W15\$.