

RODRIGUEZ IVAN
55425 BEAR RUN ROAD
CALLAHAN, FL 32011

46-2N-25-197D-0016-0170

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	17	CB STUCCO 60		
Exterior Wall	16	WD FR STUC 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	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	1,230	100	1,230	130,107
FGR	600	55	330	34,907
FOP	18	30	5	529
FUS	1,620	100	1,620	171,361
PTO	320	5	16	1,693
TOTALS	3,788		3,201	338,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,201	97.8880	116.24	372,084	2004	2004	0	0	9.00	91.00

1 SNGL FAM - 100% - 2005
Heated Area: 2850
HX Base Yr 2005

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		338,596	
TOTAL MARKET OB/XF VALUE		5,697	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		394,293	
SOH/AGL Deduction		211,051	
ASSESSED VALUE		183,242	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		128,242	
TOTAL JUST VALUE		394,293	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,852	

PERMIT NUM

DESCRIPTION

AMT

ISSUED

R2306194ROOF10,00005/12/2023

B12163NEW CONSTR205,57501/01/2004

R5741REPAIR/RRF8,00001/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1618/0980	5/01/2009	WD	U	I	11	100

GRANTOR: MARONDA HOMES INC

GRANTEE: RODRIGUEZ IVAN

1275/159111/22/2004WDUI07100

GRANTOR: MARONDA HOMES INC

GRANTEE: RODRIGUEZ IVAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W4 PTO=[YR=2004] N10 W32 S10 E32\$ W36 S28
FGR=[YR=2004] W10 S20 E30 N20 W20\$ E20 S7 E2 FOP=[YR=2004] E6
N3 W6 S3\$ N3 E6 S2 E12 N34\$ PTR=N20 FUS=[YR=2004] N50 E40 S36
W12 N16 W8 S10 E6 S4 W4 S2 W2 S14 W20\$ S20\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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

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