

IN OR 1224/458
PARCEL 1-20 &
TRACT A OF GREEN ACRES PB6/261

JONES RICHARD A & GAYLA S
55798 BEAR RUN ROAD
CALLAHAN, FL 32011-8560

2024

26-2N-25-0000-0001-0200



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	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	2,022	100	2,022	218,320
FGR	696	55	383	41,353
FOP	78	30	23	2,483
FUS	1,534	100	1,534	165,629
PTO	112	5	6	648
PTO	180	5	9	972

TOTALS	4,622		3,977	429,404
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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	0811	CONCRETE B	0	100	0	0	985.00	SF	5.20	5.20	
2	1127	BRICK 8"	0	100	30	0	120.00	SF	5.50	5.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0810	CONCRETE A	0	100	0	0	953.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,977	99.0000	123.75	492,154	2006	2006	0	0	0	12.75	87.25
1 SNGL FAM - 100% - 2007 Heated Area: 3556 HX Base Yr 2007												

BLD DATE	04/17/2007	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
55798 BEAR RUN RD, CALLAHAN				

TOTAL OB/XF												
12,403												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		429,404	
TOTAL MARKET OB/XF VALUE		12,403	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		491,807	
SOH/AGL Deduction		260,335	
ASSESSED VALUE		231,472	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		181,472	
TOTAL JUST VALUE		491,807	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,974	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003167	6500 24*30 = 720	46,216	03/19/2024
C14991	CO ISSUED	248,075	04/01/2005
B14991	NEW CONSTR	248,075	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1224/0458	4/20/2004	WD	Q	V		32,000
GRANTOR: MARTIN BURHL E JR & J						
GRANTEE: JONES RICHARD A & G						
0943/0786	8/03/2000	WD	Q	V		18,000
GRANTOR: GREEN RANDALL B						
GRANTEE: MARTIN BURHL JR & J						

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=2006] W24 BAS=[YR=2006] W3 N4 PTO=[YR=2006] N7 W17 S11 E5 N4 U3 R3 E6 D3 R3 \$ U3 L3 W6 D3 L3 S4 W40 S29 E5 S6 E5 S1 E13 S1 FOP=[YR=2006] S6 E2 PTO=[YR=2006] S20 E9 N20 W9\$ E11 N6 W13\$ E13 N1 E13 N1 E6 N35\$ S29 E24 N29\$ PTR=E15 FUS=[YR=2006] E40 S7 E24 S13 W9 S7 W4 N7 W11 S15 W12 N11 W4 N4 W9 S15W12 N9 W3 N26\$ W15\$.											