LOT 3
IN OR 1813/878
ESMT OR 1129/1615

CROSBY JEREMY M
55774 BEAR RUN RD
CALLAHAN, FL 32011

2024

26-2N-25-0672-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

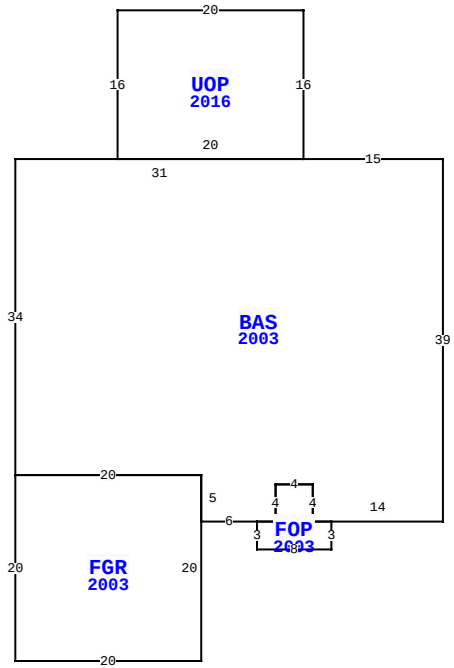
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,678	100	1,678	205,397
FGR	400	55	220	26,930
FOP	40	30	12	1,469
UOP	320	20	64	7,834
TOTALS	2,438		1,974	241,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,974	108.3880	135.48	267,438	2003	2003	0	0	0	9.65	90.35

1 SNGL FAM – 100% - 2013 Heated Area: 1678 HX Base Yr 2013



55774 BEAR RUN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		241,630
TOTAL MARKET OB/XF VALUE		8,460
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		305,090
SOH/AGL Deduction		161,874
ASSESSED VALUE		143,216
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,216
TOTAL JUST VALUE		305,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6372	NEW CONSTR	0	01/22/2003
10709	NEW CONSTR	2,000	01/22/2003
R4665	REPAIR/RRF	2,800	01/03/2003
B10610	NEW CONSTR	118,707	01/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1813/0878	8/13/2012	WD	Q	I	02	132,000
GRANTOR: TRIPP BRANDON W & HIL						
GRANTEE: CROSBY JEREMY M						
1056/0353	5/17/2002	WD	Q	V		15,000
GRANTOR: GREEN RANDALL B						
GRANTEE: TRIPP BRANDON W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 UOP=[YR=2016] N16 W20 S16 E20$ W31 S34
FGR=[YR=2003] S20 E20 N20 W20$ E20 S5 E6 FOP=[YR=2003] S3 E8
N3 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E14 N39$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,631.00	SF	4.00	4.00	100	2003	2003	3	83	5,415	

LAND DESCRIPTION

TOTAL OB/XF 8,460

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS