

LOT 6
IN OR 1338/1532
GREEN ACRES PB 6/261

BROWN CAROLYN P
55664 BEAR RUN ROAD
CALLAHAN, FL 32011

2024

26-2N-25-0672-0006-0000



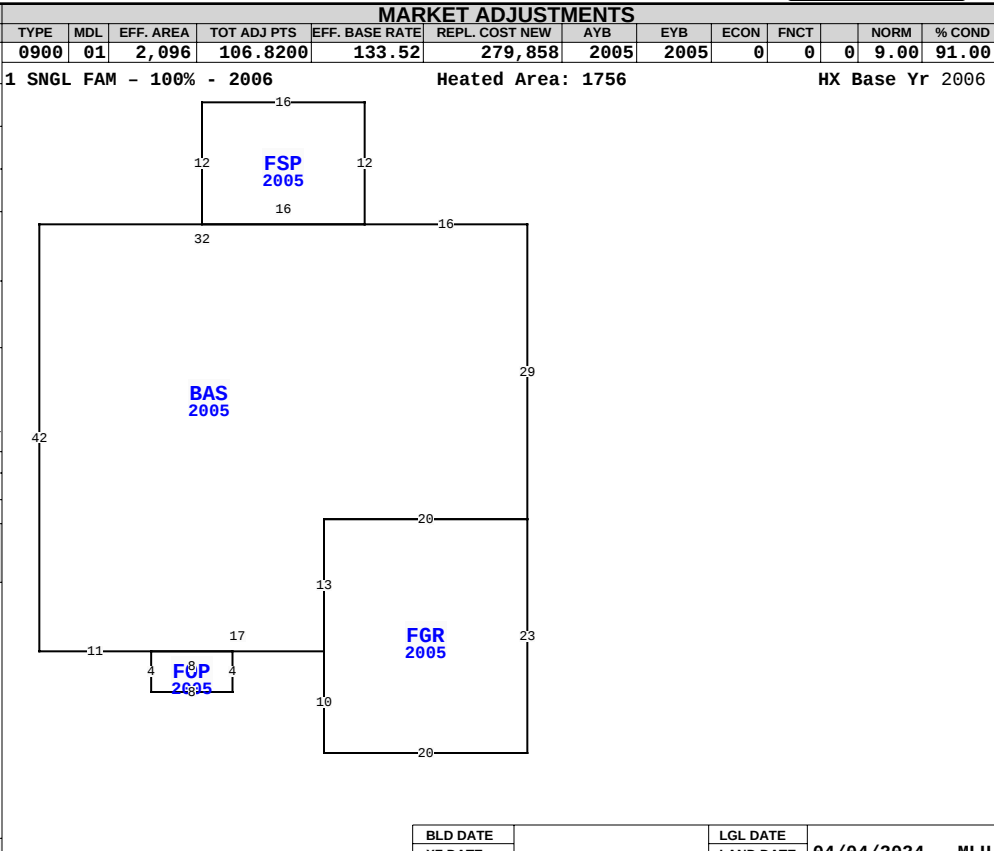
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,756	100	1,756	213,360
FGR	460	55	253	30,741
FOP	32	30	10	1,215
FSP	192	40	77	9,356
TOTALS	2,440		2,096	254,671

EXTRA FEATURES														
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
1	0812	CONCRETE C	0 100	0	0	1,596.00	SF	4.00	4.00	100	2005	2005	3	86

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00



55664 BEAR RUN RD, CALLAHAN	BLD DATE		LGL DATE	04/04/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					254,671				
TOTAL MARKET OB/XF VALUE					5,490				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					315,161				
SOH/AGL Deduction					168,736				
ASSESSED VALUE					146,425				
TOTAL EXEMPTION VALUE					HX HB WX SX 105,000				
BASE TAXABLE VALUE					41,425				
TOTAL JUST VALUE					315,161				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					298,832				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2304866	ROOF	15,000	04/14/2023
E14530	ELEC OTHER	4,000	03/01/2005
M09432	MECH OTHER	0	03/01/2005
B14350	NEW CONSTR	130,558	02/01/2005
P08891	OTHER	0	02/01/2005
R07087	REPAIR/RRF	2,400	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1338/1532	8/03/2005	WD	Q	I		193,000	
GRANTOR: GREEN RANDALL B							
GRANTEE: BROWN ROBERT D & CA							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2005] W16 FSP=[YR=2005] N12 W16 S12 E16\$ W32 S42 E11
FOP=[YR=2005] S4 E8 N4 W8\$ E17 FGR=[YR=2005] S10 E20 N23 W20
S13\$ N13 E20 N29\$.