

PT OF LOT 11 IN OR 1738/359 &
OR 1765/1539
A E OGILVIE EST SUB PBK 1/32

HART HARRY & CYNTHIA
55620 BEAR RUN RD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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		

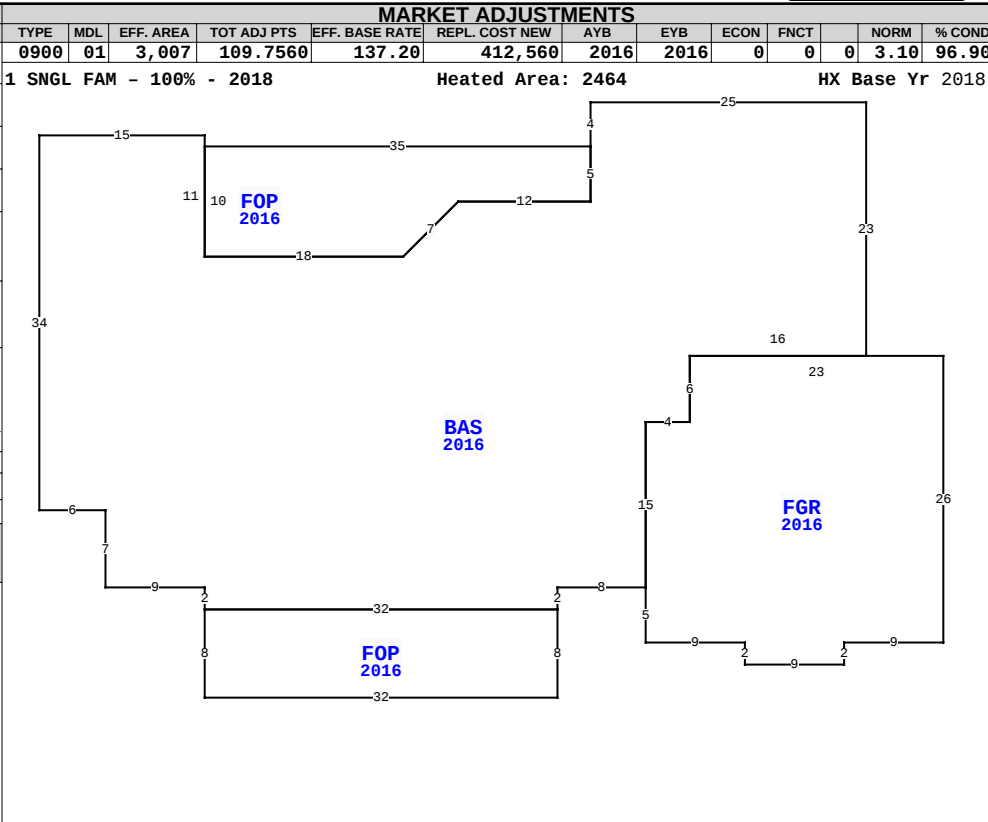
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,464	100	2,464	327,581
FGR	696	55	383	50,919
FOP	256	30	77	10,237
FOP	278	30	83	11,035

TOTALS	3,694		3,007	399,771
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,360.00	SF	4.00
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	1,432.00	SF	10.00
4	0911	SCRN RM A	0	100	0	0	1,462.00	SF	17.50
5	0476	VF 6 SBPL	0	100	0	0	450.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	2.00

REVIEW DATE	03/19/2019	BY	KB
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55620 BEAR RUN RD, CALLAHAN

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2016	2016	3	96	9,062	
100	2018	2018	3	87	33,278	
100	2018	2018	3	97	13,890	
100	2018	2018	3	82	20,980	
100	2018	2018	3	94	13,536	
100	2018	2018	3	94	564	

TOTAL OB/XF									
91,310									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	0.85	55,000.00	46,750.00	93,500		

Total Acres:	0.00	Total Land Value:	93,500	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		421,251	
TOTAL MARKET OB/XF VALUE		91,310	
TOTAL LAND VALUE - MARKET		93,500	
TOTAL MARKET VALUE		606,061	
SOH/AGL Deduction		211,032	
ASSESSED VALUE		395,029	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		345,029	
TOTAL JUST VALUE		606,061	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		582,317	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003452	ADDITION	32,623	05/01/2018
1800731	SWIM POOL	20,000	03/01/2018
1800964	GARAGE	47,756	03/01/2018
B1429713	CO ISSUED	0	07/11/2016
B1429713	NEW CONSTR	308,716	12/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1765/1539	11/15/2011	WD	Q	V	02
GRANTOR: CARTER-NYE JENNY RENE					
GRANTEE: HART HARRY & CYNTHI					
1738/0359	5/09/2011	WD	Q	V	01
GRANTOR: CARTER JESSICA LEA					
GRANTEE: HART HARRY & CINDY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W25 S4 FOP=[YR=2016] W35 S10 E18 U5 R5 E12 N5\$ S5 W12 D5 L5 W18 N11 W15 S34 E6 S7 E9 S2 FOP=[YR=2016] S8 E32 N8 W32\$ E32 N2 E8 FGR=[YR=2016] S5 E9 S2 E9 N2 E9 N26 W23 S6 W4 S15\$ N15 E4 N6 E16 N23\$.									

YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common:	93,500	PRINTED 08/06/2024 BY SYS
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