

PT LOT 11 IN OR 2433/336
(EX UTIL ESMT IN OR 1827/1445
A E OGILVIE EST SUB PBK 1/32

NELSON LINK AVRAM & TINA
55640 BEAR RUN RD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0004-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 70		
Interior Floor	14	CARPET 30		
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	2,502	100	2,502	299,431
FGR	682	55	375	44,879
FOP	270	30	81	9,694
FOP	483	30	145	17,353
TOTALS	3,937		3,103	371,356

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,103	103.5000	129.38	401,466	2013	2013	0	0	0	7.50	92.50	
1 SNGL FAM - 100% - 2022 Heated Area: 2502 HX Base Yr 2022													
The site map shows a property with several labeled areas and dimensions. The areas are FOP 2013 (top), BAS 2013 (middle), and FGR 2013 (bottom right). Dimensions are provided for various segments of the property boundaries.													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE	04/04/2024 MLU			

EXTRA FEATURES							55640 BEAR RUN RD, CALLAHAN				INC DATE						AG DATE	
L N	OB/CF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES	
1	0812	CONCRETE C	0	100	0	0	4,516.00	SF	4.00	4.00	100	2013	2013	3	94	16,980		
2	0510	GARAGE WD-	0	100	35	47	1,645.00	SF	35.00	35.00	100	2013	2013	3	71	40,878		
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920		
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2014	2014	3	75	28,688		
5	0911	SCRN RM A	0	100	0	0	925.00	SF	17.50	17.50	100	2014	2014	3	65	10,522		
6	0855	CONC PAVER	0	100	0	0	475.00	SF	10.00	10.00	100	2014	2014	3	95	4,513		
7	0855	CONC PAVER	0	100	0	0	294.00	SF	10.00	10.00	100	2014	2014	3	95	2,793		
8	0476	VF 6 SBPL	1	100	0	0	530.00	LF	32.00	32.00	100	2023	2022		99	16,790		
9	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		99	297		

LAND DESCRIPTION										TOTAL OB/XF					123,381			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
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		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		371,356	
TOTAL MARKET OB/XF VALUE		123,381	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		549,737	
SOH/AGL Deduction		236,184	
ASSESSED VALUE		313,553	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		263,553	
TOTAL JUST VALUE		549,737	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		533,372	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428204	ADDITION	20,441	01/01/2014
B1226370	CO ISSUED	0	03/25/2013
M1217739	H/AC	0	11/01/2012
B26370	NEW CONSTR	298,207	08/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2433/0336	2/09/2021	WD	Q	I	02	400,000	
GRANTOR: MANGUM DOYLE & BRANDI							
GRANTEE: NESON LINK AVRAM &							
1804/1888	7/27/2012	WD	U	V	30	100	
GRANTOR: MANGUM DOYLE & BRANDI							
GRANTEE: MANGUM DOYLE & BRAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W17 FOP=[YR=2013] N14 W35 S7 E1 S7 E34W34 N7 W5 U2 L2 W5 D2 L2 W5 S37 E11 N1 E3 S8 FOP=[YR=2013] S8 E32 FGR=[YR=2013] S16 E10 N1 E14 N28 W24 S13\$ N8 W12 N2 W7 S2 W13\$ E13 N2 E7 S2 E12 N5 E24 N32\$.									