

BLOCK 13 LOT 29
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

VALENTINE DEANNA S
55541 BEAR RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0290



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

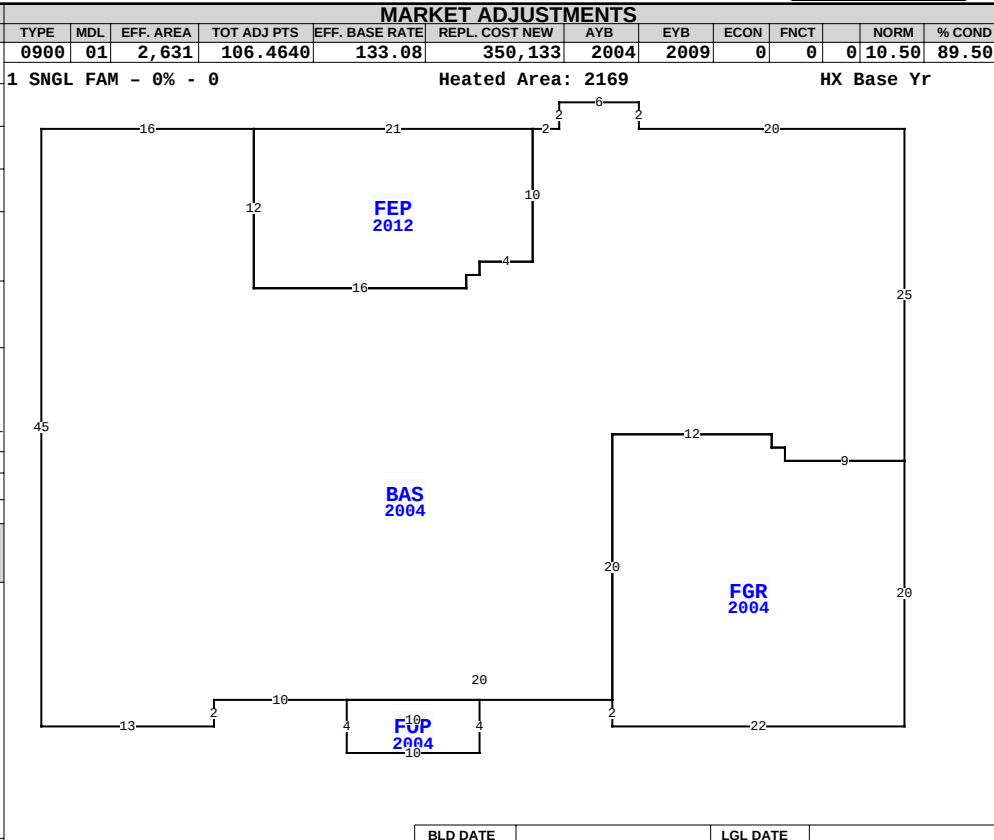
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,169	100	2,169	258,343
FEP	243	80	194	23,107
FGR	465	55	256	30,491
FOP	40	30	12	1,429

TOTALS	2,917		2,631	313,369
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	1,463.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	0	0006	RSF-1	0.00	0.00	



55541 BEAR RUN RD, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
6,390									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			313,369
TOTAL MARKET OB/XF VALUE			6,390
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			374,759
SOH/AGL Deduction			41,260
ASSESSED VALUE			333,499
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			333,499
TOTAL JUST VALUE			374,759
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006958	REPAIR/RRF	15,500	11/01/2017
B1327996	REPAIR/RRF	10,455	11/01/2013
B26365	REMODEL	11,750	08/01/2012
B11364	NEW CONSTR	154,813	07/01/2003
R5224	REPAIR/RRF	3,700	07/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2420/0162	12/21/2020	WD Q	Q	I	01	305,000	
GRANTOR: WESTFALL JAMES JR & M							
GRANTEE: VALENTINE DEANNA S							
2188/0624	4/05/2018	WD Q	Q	I	01	265,000	
GRANTOR: BLAIR DEBORAH L							
GRANTEE: WESTFALL JAMES JR &							

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2004] W20 N2 W6 S2 W2 FEP=[YR=2012] W21 S12 E16 N1 E1 N1 E4 N10\$ S10 W4 S1 W1 S1 W16 N12 W16 S45 E13 N2 E10 FOP=[YR=2004] S4 E10 N4 W10\$ E20 FGR=[YR=2004] S2 E22 N20 W9 N1 W1 N1 W12 S20\$ N20 E12 S1 E1 S1 E9 N25\$.