BLOCK 13 LOT 31
SPRING LAKE EST 4 REPLAT
PB 6/177

WERTMAN LARRY & LEILA
55595 BEAR RUN RD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

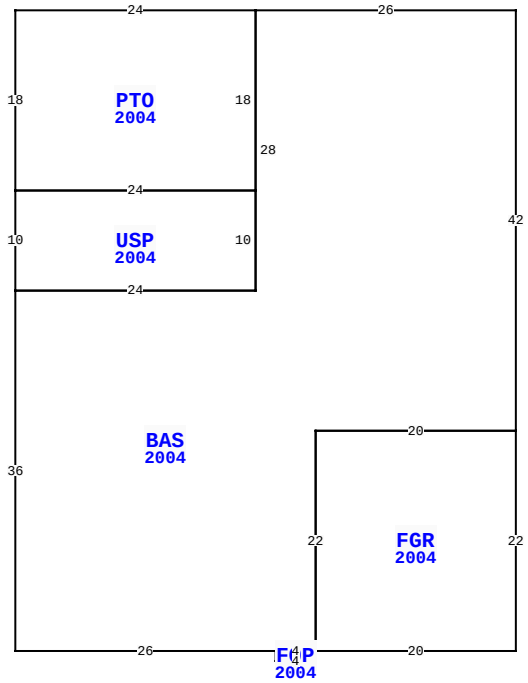
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	2,088	283,082
FGR	440	55	242	32,809
FOP	4	30	1	136
PTO	432	5	22	2,983
USP	240	30	72	9,761
TOTALS	3,204		2,425	328,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,425	116.6200	145.78	353,516	2004	2009	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2024 Heated Area: 2088 HX Base Yr 2024



55595 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		328,770
TOTAL MARKET OB/XF VALUE		45,664
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		429,434
SOH/AGL Deduction		112,297
ASSESSED VALUE		317,137
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		217,137
TOTAL JUST VALUE		429,434
NCON VALUE		76,286
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006518	6500 20*40 MTL	51,352	05/31/2024
C2308635	FIBERGLASS POOL	19,500	07/06/2023
17007160	REPAIR/RRF	11,340	11/01/2017
B13465	XFOB	3,000	08/01/2004
B12301	NEW CONSTR	152,526	02/01/2004
R5841	REPAIR/RRF	8,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1433	3/15/2023	WD	Q	I	01	405,000
GRANTOR: HISCOCKS SARAH & JEFF						
GRANTEE: WERTMAN LARRY & LEI						
2385/0075	8/17/2020	WD	Q	I	01	285,000
GRANTOR: PEHLKE JERRY W & ALIC						
GRANTEE: HISCOCKS SARAH & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W26 PTO=[YR=2004] W24 S18 USP=[YR=2004] S10 E24 N10 W24$ E24 N18$ S28 W24 S36 E26 FOP=[YR=2004] S1 E4 N1 W4$ E4 FGR=[YR=2004] E20 N22 W20 S22$ N22 E20 N42$.

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	0812	CONCRETE C	0	100	0	0	1,207.00	SF	4.00	4.00	100	2004	2004	3	84	4,056	
3	0476	VF 6 SBPL	0	100	0	0	200.00	LF	32.00	32.00	100	2024	2022		99	6,336	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2022		99	594	
5	0866	POOL FIBER	0	100	30	13	390.00	SF	72.00	72.00	100	2024	2023		100	28,080	
6	0845	KOOL DECK	0	100	0	0	910.00	SF	7.25	7.25	100	2024	2023		100	6,598	

LAND DESCRIPTION

TOTAL OB/XF 45,664

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/30/2024 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS