

BLOCK 13 LOT 36
SPRING LAKE EST 4 REPLAT
PB 6/177 FKA BLK 13 LOT 39

KING RAY E & CHARLIE JEAN L/E/
55747 BEAR RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0360



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

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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	2,126	100	2,126	255,234
FGR	440	55	242	29,053
FOP	192	30	58	6,963
FSP	160	40	64	7,684
FUS	252	100	252	30,254

TOTALS 3,170 2,742 329,188

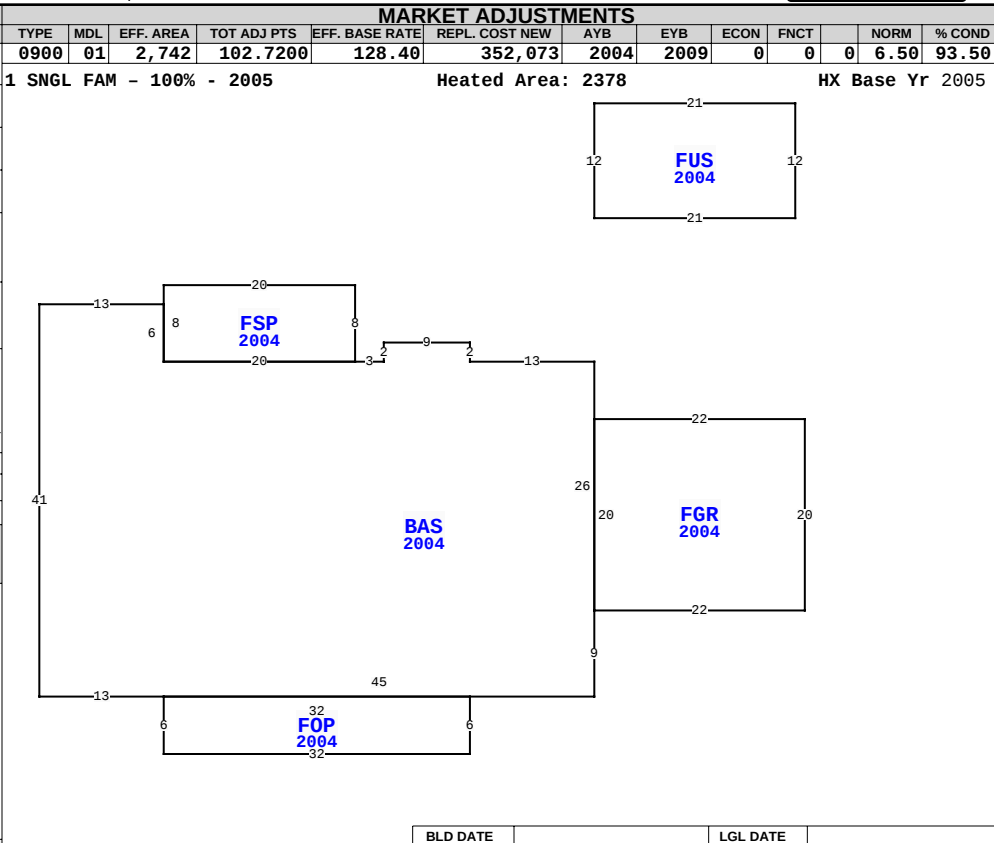
EXTRA FEATURES

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	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0 100	0	0	2,283.00	SF	4.00	4.00	100	2004	2004	3	84	7,671	
3	0866	POOL FIBER	0 100	0	0	314.00	SF	72.00	72.00	100	2007	2007	3	31	7,008	
4	0855	CONC PAVER	0 100	0	0	918.00	SF	10.00	10.00	100	2007	2007	3	88	8,078	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	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 10/21/2021 BY KB



55747 BEAR RUN RD, CALLAHAN

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

TOTAL OB/XF 25,837

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY PAGE 1 of 2 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		340,341
TOTAL MARKET OB/XF VALUE		25,837
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		421,178
SOH/AGL Deduction		207,667
ASSESSED VALUE		213,511
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,511
TOTAL JUST VALUE		421,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,916

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005568	REPAIR/RRF	21,000	05/03/2021
B20399	SWIM POOL	24,800	08/01/2007
B13859	GARAGE	28,512	10/01/2004
M7674	H/AC	0	12/04/2003
E11911	NEW CONSTR	5,334	10/01/2003
111726	NEW CONSTR	171,560	09/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2441/0231	3/03/2021	LE	U	I	11

GRANTOR: KING RAY E & CHARLIE
GRANTEE: MURPHY RAEANNE
1123/0024 3/20/2003 WD Q V 28,800
GRANTOR: BKS INC
GRANTEE: KING RAY E & CHARLI

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS=[YR=2004] W13 N2 W9 S2 W3 FSP=[YR=2004] N8 W20 S8 E20 \$
W20 N6 W13 S41 E13 FOP=[YR=2004] S6 E32 N6 W32\$ E45 N9
FGR=[YR=2004] E22 N20 W22 S20\$ N26\$ PTR=N15 FUS=[YR=2004]
N12 E21 S12 W21\$ S15\$.

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