BLOCK 14 LOT 11
IN OR 957/1068
SPRING LAKE EST 4 REPLAT

SINGLEY DAVID O & PATRICIA M
55173 BEAR RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0014-0110

BUILDING CHARACTERISTICS

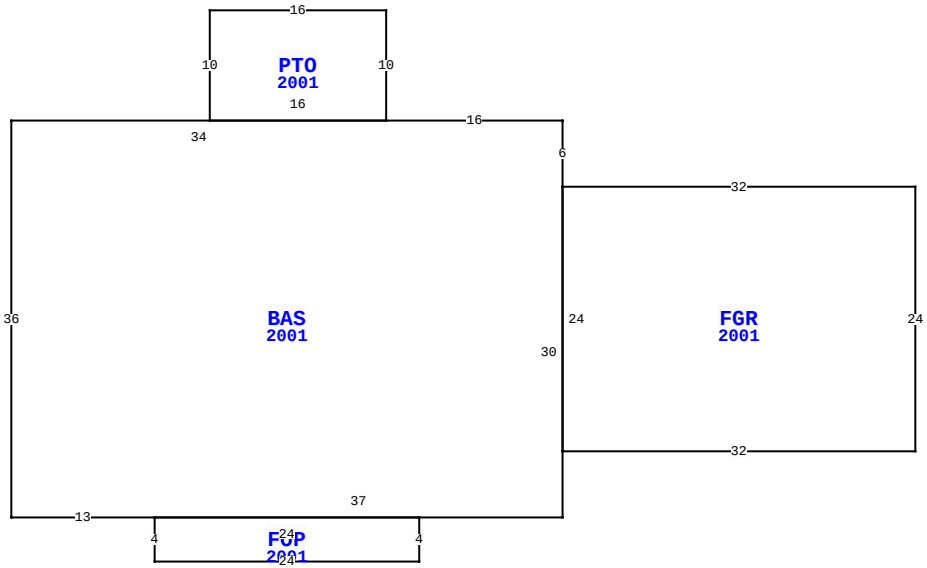
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,800	100	1,800	226,517
FGR	768	55	422	53,106
FOP	96	30	29	3,649
PTO	160	5	8	1,007
TOTALS	2,824		2,259	284,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,259	112.7980	141.00	318,519	2001	2001	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2002 Heated Area: 1800 HX Base Yr 2002



55173 BEAR RUN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		295,810
TOTAL MARKET OB/XF VALUE		12,456
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		363,266
SOH/AGL Deduction		183,121
ASSESSED VALUE		180,145
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		125,145
TOTAL JUST VALUE		363,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108222	NEW CONSTR	110,000	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0957/1068	11/09/2000	WD	Q	V		27,000
GRANTOR: BKS INC						
GRANTEE: SINGLEY DAVID & PAT						
0929/0852	4/24/2000	WD	U	V	09	1,546,300
GRANTOR: SPRING LAKE ESTATES O						
GRANTEE: BKS INC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W32 BAS=[YR=2001] N6 W16 PTO=[YR=2001] N10 W16 S10 E16 $ W34 S36 E13 FOP=[YR=2001] S4 E24 N4 W24 $ E37 N30 $ S24 E32 N24 $.

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	1,559.00	SF	4.00	4.00	100	2001	2001	3	80	4,989	
2	0812	CONCRETE C	0	100	0	0	2,249.00	SF	4.00	4.00	100	2003	2003	3	83	7,467	

LAND DESCRIPTION

TOTAL OB/XF 12,456

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

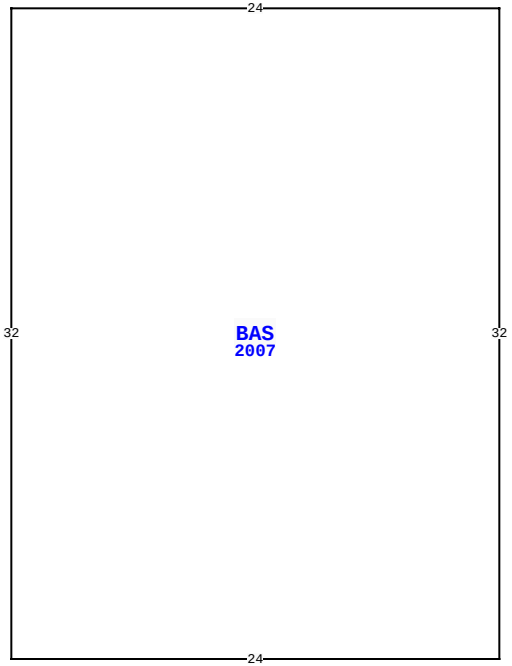
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		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	768	100	768	11,532
TOTALS	768		768	11,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	55.0000	19.25	14,784	2007	2007	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2002 Heated Area: 768 HX Base Yr 2002



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TOTAL JUST VALUE		363,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,075

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GRANTOR: SPRING LAKE ESTATES O						
GRANTEE: BKS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S32 E24 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS