

**NOBLES JOHN & AMIE**  
55105 BEAR RUN RD  
CALLAHAN, FL 32034

46-2N-25-197D-0014-0130

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

03

FACE BRICK 100

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

DRYWALL 100

Interior Wall

05

CARPET 60

CLAY TILE 40

Interior Floo

11

Air Condition

03

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

3 100

Frame

02

WOOD FRAME 100

Stories

2.

Units

2. 100

Occupancy

0 100

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

2,162

100

2,162

247,755

FDG

1,116

60

670

76,779

FGR

576

55

317

36,327

FOP

84

30

25

2,865

FSP

599

40

240

27,503

TOTALS

4,537

3,414

391,228

CONSTRUCTION

TYPEMDL

EFF. AREATOT ADJ PTS

EFF. BASE RATEREPL. COST NEW

AYB

EYBECONFNCT

NORM

% COND

090001

3,414

105.9840

132.48

452,287

2005

2005

0

0

13.50

86.50

1 SNGL FAM - 100% - 2006

Heated Area: 2162

HX Base Yr 2006

Diagram showing building footprints (BAS, FDG, FGR, FOP, FSP) and dimensions.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

391,228

TOTAL MARKET OB/XF VALUE

14,242

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

460,470

SOH/AGL Deduction

231,158

ASSESSED VALUE

229,312

TOTAL EXEMPTION VALUE

HX HB

BASE TAXABLE VALUE

50,000

TOTAL JUST VALUE

179,312

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

439,303

PERMIT NUMDESCRIPTIONAMTISSUED

M0409098H/AC012/01/2004

B13585GARAGE36,13510/01/2004

B13586NEW CONSTR185,00010/01/2004

R6634REPAIR/RRF5,00010/01/2004

R6635REPAIR/RRF1,00010/01/2004

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CDPRICE

1123/00233/20/2003WDQV0928,800

GRANTOR:BKS INC

GRANTEE:NOBLES JOHN & AMIE

0929/08524/24/2000WDUV091,546,300

GRANTOR:SPRING LAKE ESTATES O

GRANTEE:BKS INC

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W60 S10 BAS=[YR=2005] W1 S37 E13 S2 E12  
FOP=[YR=2005] S1 E12 FGR=[YR=2005] S18 E24 N24 W24S6 \$ N4  
W6 N6 W6 S9 \$ N9 E6 S6 E6 N2 E24 N30 W17 N6 W1 N3 W10 S3 W2  
S1 W13 S1 W17 \$ E17 N1 E13 N1 E2 N3 E10 S3 E1 S6 E17 N14 \$  
PTR= E15 FDG=[YR=2005] E36 S31 W36 N31 \$ W15\$ .

EXTRA FEATURES

55105 BEAR RUN RD, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/04/2024MLU

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200520053893,115

21127BRICK 8"01009436.00SF11.0011.0010020052005396380

30812CONCRETE C0100003,124.00SF4.004.001002005200538610,747

LAND DESCRIPTIONTOTAL OB/XF14,242

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006RSF-10.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA

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