BLOCK 14 LOT 14
IN OR 1423/1965
CONSERV ESMT PT OR 929/824

GARCIA LUIS A
55081 BEAR RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0014-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

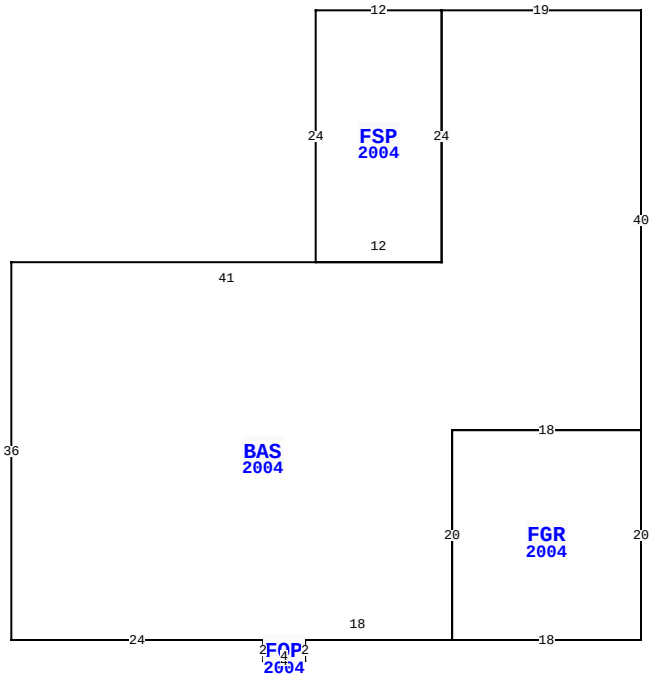
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,256	100	2,256	266,876
FGR	360	55	198	23,423
FOP	8	30	2	236
FSP	288	40	115	13,604
TOTALS	2,912		2,571	304,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,571	101.7600	127.20	327,031	2004	2009	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2022 Heated Area: 2256 HX Base Yr



55081 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		304,139
TOTAL MARKET OB/XF VALUE		23,683
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		382,822
SOH/AGL Deduction		6,407
ASSESSED VALUE		376,415
TOTAL EXEMPTION VALUE	13	376,415
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		382,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25905	GARAGE	30,763	04/01/2012
B12302	NEW CONSTR	163,426	02/01/2004
R5842	REPAIR/RRF	8,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1423/1965	6/28/2006	WD	Q	I		255,000
GRANTOR: SANDEL DONNA T & JAME						
GRANTEE: GARCIA LUIS A & EMO						
1248/0663	7/26/2004	WD	Q	I		161,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: TOMPKINS JAMES F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W19 FSP=[YR=2004] W12 S24 E12 N24$ S24 W41 S36 E24 FOP=[YR=2004] S2 E4 N2 W4$ E18 FGR=[YR=2004] E18 N20 W18 S20$ N20 E18 N40$.

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	0810	CONCRETE A	0	100	0	0	315.00	SF	6.50	6.50	100	2004	2004	3	84	1,720	
2	0812	CONCRETE C	0	100	0	0	2,533.00	SF	4.00	4.00	100	2012	2012	3	93	9,423	
3	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2012	2012	3	55	2,640	
4	0940	SHEDS/PORT	0	100	24	25	600.00	SF	30.00	30.00	100	2012	2012	3	55	9,900	

LAND DESCRIPTION

TOTAL OB/XF 23,683

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