

BLOCK 14 LOT 17
IN OR 2198/715
CONSERV ESMT PT OR 929/824

WHITNEY JOSHUA M & BRITTNEY A
55016 BEAR RUN RD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0014-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	

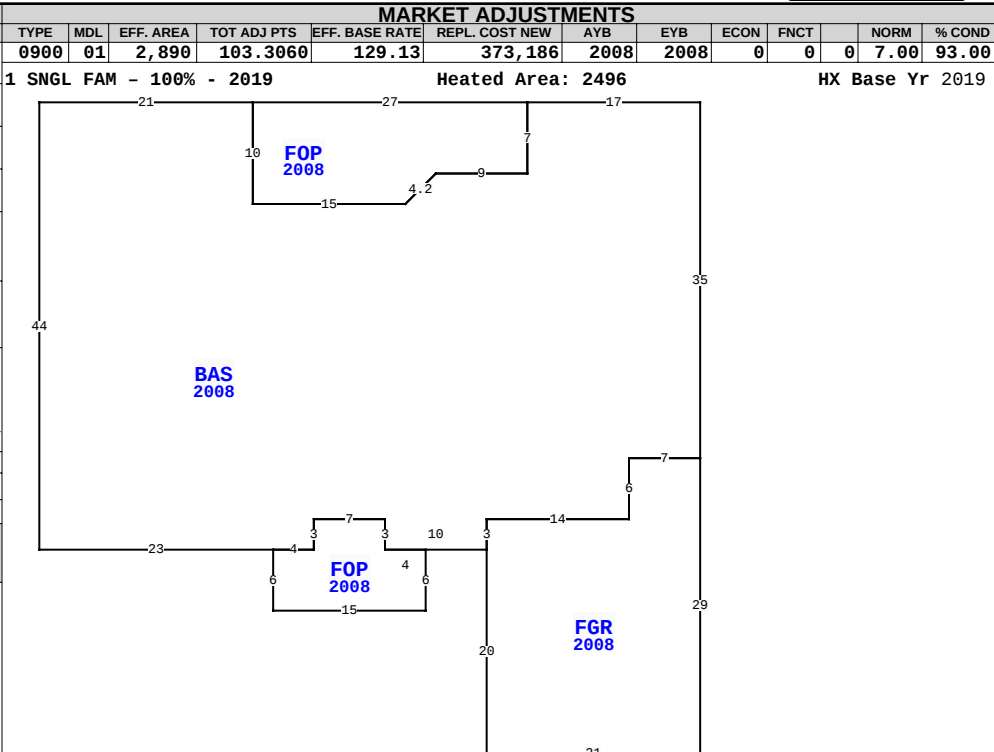
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,496	100	2,496	299,746
FGR	525	55	289	34,707
FOP	111	30	33	3,963
FOP	239	30	72	8,646

TOTALS	3,371		2,890	347,063
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0810	CONCRETE A	0	100	0	242.00	SF	6.50	6.50
3	0811	CONCRETE B	0	100	0	1,361.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0006	RSF-1	0.00	0.00	1.00

REVIEW DATE	12/09/2019	BY	KBA
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55016 BEAR RUN RD, CALLAHAN	BLD DATE 12/10/2008 DJ	LGL DATE	04/04/2024 MLU
	XF DATE	LAND DATE	
	INC DATE	AG DATE	

TOTAL OB/XF									
9,539									

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9,539									

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 6 Tax Dist:									
BUILDING MARKET VALUE									
347,063									
TOTAL MARKET OB/XF VALUE									
9,539									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
411,602									
SOH/AGL Deduction									
156,930									
ASSESSED VALUE									
254,672									
TOTAL EXEMPTION VALUE HX HB VX									
55,000									
BASE TAXABLE VALUE									
199,672									
TOTAL JUST VALUE									
411,602									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
391,145									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306790	ROOF		05/24/2023
R11208	REPAIR/RRF	4,166	04/01/2008
M13489	MECH OTHER	0	12/01/2007
E20131	ELEC OTHER	1,422	10/01/2007
P12774	OTHER	0	10/01/2007
C20505	CO ISSUED	0	09/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2198/0715	5/11/2018	SW	Q	I	01	289,900	
GRANTOR:55016 BEAR RUN RD LAN							
GRANTEE:WHITNEY JOSHUA M &							
2166/0888	12/14/2017	CT	U	I	18	193,600	
GRANTOR:CLERK OF COURT							
GRANTEE:55016 BEAR RUN RD L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W17 FOP=[YR=2008] W27 S10 E15 U3 R3 E9 N7\$ S7 W9 D3 L3 W15 N10 W21 S44 E23 FOP=[YR=2008] S6 E15N6 W4 N3 W7 S3 W4\$ E4 N3 E7 S3 E10 FGR=[YR=2008] S20 E21 N29 W7 S6 W14 S3\$ N3 E14 N6 E7 N35 \$.									