BLOCK 14 LOT 19
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

STICE JUSTIN THOMAS & CAITLIN
55080 BEAR RUN RD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0014-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

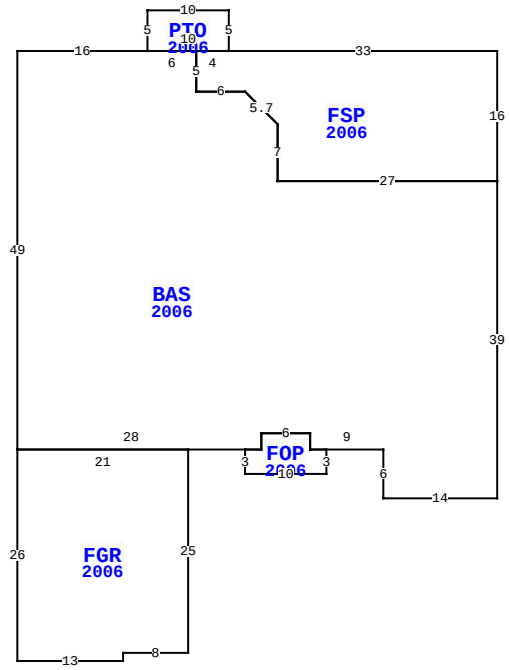
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,473	100	2,473	305,248
FGR	538	55	296	36,536
FOP	42	30	13	1,605
FSP	490	40	196	24,193
PTO	50	5	2	247
TOTALS	3,593		2,980	367,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,980	113.1760	141.47	421,581	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2020 Heated Area: 2473 HX Base Yr 2020



55080 BEAR RUN RD, CALLAHAN

BLD DATE	04/18/2007 DJ	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		367,829
TOTAL MARKET OB/XF VALUE		10,593
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		433,422
SOH/AGL Deduction		143,485
ASSESSED VALUE		289,937
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,937
TOTAL JUST VALUE		433,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11204	MECH OTHER	0	03/01/2006
C17092	CO ISSUED	179,932	02/16/2006
E16734	ELEC OTHER	5,000	02/16/2006
P10713	OTHER	0	02/16/2006
R08891	REPAIR/RRF	3,000	02/16/2006
B17092	NEW CONSTR	179,932	02/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/0865	8/02/2019	WD	Q	I	01	310,000
GRANTOR: STOWE-KENYON MARY ANN						
GRANTEE: STICE JUSTIN THOMAS						
1897/1270	12/19/2013	WD	U	I	30	100
GRANTOR: KENYON BRIAN D & MARY						
GRANTEE: KENYON BRIAN DUANE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2006] W33 PTO=[YR=2006] N5 W10 S5 BAS=[YR=2006] W16 S49 FGR=[YR=2006] S26 E13 N1 E8 N25 W21$ E28 FOP=[YR=2006] S3 E10 N3 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E9 S6 E14 N39 W27 N7 U4 L4 W6 N5 W6$ E10$ W4 S5 E6 D4 R4 S7 E27 N16$.

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	2,466.00	SF	4.00	4.00	100	2006	2006	3	87	8,582	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
3	1127	BRICK 8"	0	100	8	0	40.00	SF	5.50	5.50	100	2006	2006	3	96	211	

LAND DESCRIPTION

TOTAL OB/XF 10,593

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	000115	C	SFR ACRES	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