



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 50
Interior Floo	14	CARPET 50
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	2,244	100	2,244	264,373
FGR	441	55	243	28,629
FOP	54	30	16	1,885
FSP	304	40	122	14,373
TOTALS	3,043		2,625	309,259

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	2,834.00	SF	4.00	4.00	100	2005
2	1242	WD DECK A	0	0	31	744.00	SF	10.00	10.00	100	2007
3	0855	CONC PAVER	0	0	9	243.00	SF	7.00	7.00	100	2007
4	0510	GARAGE WD-	0	0	30	1,500.00	SF	35.00	35.00	100	2015
5	0810	CONCRETE A	0	0	0	510.00	SF	6.50	6.50	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	RSF-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,625	108.9600	136.20	357,525	2005	2005	0	0	13.50	86.50
1 SNGL FAM - 0% - 0											
Heated Area: 2244											
HX Base Yr											
55132 BEAR RUN RD, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/04/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			309,259
TOTAL MARKET OB/XF VALUE			57,651
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			421,910
SOH/AGL Deduction			43,991
ASSESSED VALUE			377,919
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			377,919
TOTAL JUST VALUE			421,910
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529894	GARAGE	64,350	02/01/2015
E0514191	ELEC OTHER	2,000	02/01/2005
E0514191	ELEC OTHER	2,000	02/01/2005
M0409047	H/AC	0	12/01/2004
B13952	NEW CONSTR	159,301	11/01/2004
R6817	REPAIR/RRF	2,000	11/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2624/1335	3/01/2023	SW	U	I	11
GRANTOR: REYNOLDS ELIZABETH R					
GRANTEE: REYNOLDS ELIZABETH					
2226/1315	9/13/2018	WD	Q	I	02
GRANTOR: TEW LARRY W & KARI R					
GRANTEE: REYNOLDS SARA ELIZA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W18 FSP=[YR=2005] N5 W32 S10 E20 N2 E8 S2 E4 N5\$ S5 W4 N2 W8 S2 W20 N5 W13 S39 E12 S2 E10 FOP=[YR=2005] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 FGR=[YR=2005] S14 E21 N21 W21 S7\$ N7 E21 N34\$.											