BLOCK 14 LOT 22
IN OR 1789/1741
CONSERV ESMT PT OR 929/824

FINCH BOBBY & TRACEY
55160 BEAR RUN RD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0014-0220

BUILDING CHARACTERISTICS

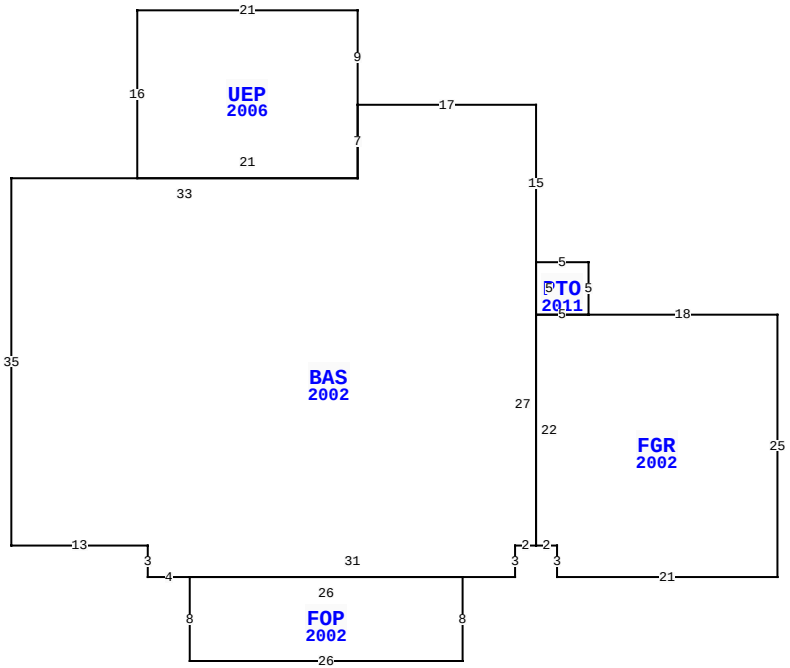
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,974	100	1,974	219,529
FGR	569	55	313	34,809
FOP	208	30	62	6,895
PTO	25	5	1	111
UEP	336	60	202	22,464
TOTALS	3,112		2,552	283,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,552	105.6000	132.00	336,864	2002	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2013 Heated Area: 1974 HX Base Yr 2013



55160 BEAR RUN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		283,808
TOTAL MARKET OB/XF VALUE		48,078
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		386,886
SOH/AGL Deduction		201,914
ASSESSED VALUE		184,972
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,972
TOTAL JUST VALUE		386,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531021	SWIM POOL	35,000	08/01/2015
E15073	330 SQFT ENCLOSUR	1,000	06/01/2005
B15267	ADDITION	32,860	05/24/2005
5445	H/AC	0	11/01/2001
B018757	NEW CONSTR	125,000	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1789/1741	3/27/2012	WD	Q	I	02	180,000
GRANTOR: DKR MORTGAGE ASSET TR						
GRANTEE: FINCH BOBBY & TRACE						
1773/1775	12/30/2011	WD	U	I	12	350,700
GRANTOR: CAUSEY SANDRA & JOHN						
GRANTEE: DKR MORTGAGE ASSEST						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W18 PTO=[YR=2011] N5 W5 BAS=[YR=2002] N15 W17
UEP=[YR=2006] N9 W21 S16 E21 N7$ S7W33 S35 E13 S3 E4
FOP=[YR=2002] S8 E26 N8 W26 $ E31 N3 E2 N27$S5 E5$ W5 S22 E2
S3 E21 N25 $.

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	2,155.00	SF	4.00	4.00	100	2002	2002	3	82	7,068	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
3	0819	CONC 12"	0	100	0	0	156.00	SF	9.50	9.50	100	2005	2005	3	86	1,275	
4	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2015	2015	3	78	25,990	
5	0855	CONC PAVER	0	100	0	0	1,130.00	SF	10.00	10.00	100	2015	2015	3	95	10,735	

LAND DESCRIPTION

TOTAL OB/XF 48,078

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 05/18/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS