

BLOCK 14 LOT 25
IN OR 2103/552
CONSERV ESMT PT OR 929/824

DIGGS TERRY LEE/MORRELL THERESA ANN
55224 BEAR RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0014-0250



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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	1,712	100	1,712	187,209
FGR	616	55	339	37,070
FOP	48	30	14	1,531
FOP	100	30	30	3,281
FUS	2,176	100	2,176	237,948
SFB	400	80	320	34,993

TOTALS	5,052	4,591	502,032
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,718.00	SF	4.00	4.00
2	0855	CONC PAVER	0 100	0	0	250.00	SF	7.00	7.00
3	0940	SHEDS/PORT	0 100	12	12	144.00	SF	17.70	17.70
4	0475	VF 4 SBPL	0 100	0	0	68.00	LF	14.00	14.00
5	0469	VF LATTIC	0 100	0	0	68.00	SF	5.50	5.50
6	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00
7	0462	ST/AL FNC	0 100	240	5	1,200.00	SF	10.00	10.00
8	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00
9	0476	VF 6 SBPL	0 100	0	0	165.00	LF	32.00	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	4,591	96.6640	120.83	554,731	2004	2004	0	0
1 SNGL FAM - 100% - 2005									
Heated Area: 4208									
HX Base Yr 2005									
55224 BEAR RUN RD, CALLAHAN									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/04/2024 MLU									

TOTAL OB/XF									
18,555									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 6									
Tax Dist:									
BUILDING MARKET VALUE									
502,032									
TOTAL MARKET OB/XF VALUE									
18,555									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
575,587									
SOH/AGL Deduction									
372,615									
ASSESSED VALUE									
202,972									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
152,972									
TOTAL JUST VALUE									
575,587									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
549,072									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006275	REPAIR/RRF	34,000	04/21/2022
B1531525	REPAIR/RRF	0	12/08/2015
M10968	MECH OTHER	0	01/01/2006
B0516856	ADDITION	48,628	12/01/2005
B15918	288 SQ FT	4,312	08/01/2005
B12961	NEW CONSTR	279,396	06/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2103/0552	2/24/2017	QC	U	I	11	2,642			
GRANTOR: DIGGS TERRY LEE & THE									
GRANTEE: DIGGS TERRY LEE & T									
1272/1466	11/10/2004	WD	Q	I		219,400			
GRANTOR: MARONDA HOMES INC									
GRANTEE: DIGGS TERRY LEE & T									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W34 SFB=[YR=2006] N20W20 S5 FOP=[YR=2006] W10 S10 E10 N10\$ S15 E20\$ W20 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22\$ N4 W12 S4\$ N4 E12 N18 E28 N22\$ PTR=N15 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14\$ S15\$.									