

BLOCK 14 LOT 26
IN OR 966/219
CONSERV ESMT PT OR 929/824

TAYLOR WILLIAM T & TAMMY L
55254 BEAR RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0014-0260



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,450	100	2,450	293,234
FGR	429	55	236	28,247
FOP	169	30	51	6,104
FSP	215	40	86	10,293
UEP	288	60	173	20,706

TOTALS	3,551		2,996	358,583
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,372.00	SF	4.00	4.00
3	0810	CONCRETE A	0 100	0	0	193.00	SF	6.50	6.50
4	0825	BRICK	0 100	12	13	156.00	SF	12.50	12.50

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

REVIEW DATE	08/01/2023	BY	KWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,996	108.1940	135.24	405,179	2000	2000	0	0	0	11.50	88.50
1 SNGL FAM - 100% - 2001												
Heated Area: 2450												
HX Base Yr 2001												

55254 BEAR RUN RD, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0812	CONCRETE C	0 100	0	0	1,372.00	SF	4.00	4.00	100	2000	2000	3	79	4,336	
3	0810	CONCRETE A	0 100	0	0	193.00	SF	6.50	6.50	100	2000	2000	3	79	991	
4	0825	BRICK	0 100	12	13	156.00	SF	12.50	12.50	100	2007	2007	3	97	1,892	

TOTAL OB/XF										10,159						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

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 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				381,182	
TOTAL MARKET OB/XF VALUE				10,159	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				446,341	
SOH/AGL Deduction				229,975	
ASSESSED VALUE				216,366	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				166,366	
TOTAL JUST VALUE				446,341	
NCON VALUE				22,599	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				402,845	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2216982	ADDITION	31,731	11/15/2022
B007539	NEW CONSTR	135,000	08/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0966/0219	1/10/2001	WD U	I	21	
GRANTOR: HALLMARK HOMES INC					
GRANTEE: TAYLOR WILLIAM & TA					
0937/1585	6/23/2000	WD U	V	19	
GRANTOR: BKS INC					
GRANTEE: HALLMARK HOMES INC					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2000] W23 UEP=[YR=2008] N12 W24 S12 FSP=[YR=2000]					
S5 E5 S7 E13 N5 E2 N2 E4 N5 W24 \$ E24 \$ S5 W4 S2 W2 S5 W13 N7					
W5 N5 W13 S44 E10 S2 FOP=[YR=2000] S5 E29 FGR=[YR=2000] S13					
E21 N20 W14 N3 W3 S3 W4 S7 \$ N5 W11 N4 W6 S4 W12 \$ E12 N4 E6					
S4 E11 N2 E4 N3 E3 S3 E14 N44 \$.					

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