

HESS JAMES & ALAINA B
55319 BEAR RUN RD
CALLAHAN, FL 32011

46-2N-25-197D-0016-0130

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100
GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor11CLAY TILE 70

Interior Floor13LVT/LAMNT 30

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy1.001.100
0.100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8010.00

TOTALS3,3042,719361,265

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,099.00SF4.004.00100200820083893,912

20861POOL GUNIT010000450.00SF85.0085.001002019201939034,425

30855CONC PAVER010000558.00SF10.0010.00100201920193985,468

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-10.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE06/10/2020BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,719114.9120143.64390,55720082008007.5092.50

1 SNGL FAM - 100% - 2023Heated Area: 2394HX Base Yr

BLD DATE12/12/2008RK LGL DATE

XF DATE12/12/2008RK LAND DATE

INC DATEAG DATE

04/04/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE389,364

TOTAL MARKET OB/XF VALUE43,805

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE488,169

SOH/AGL Deduction5,758

ASSESSED VALUE482,411

TOTAL EXEMPTION VALUE96482,411

BASE TAXABLE VALUE0

TOTAL JUST VALUE488,169

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE468,360

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CDPRICE

2469/06795/28/2021WDQI01415,000

GRANTOR: STITH DONALD B & JESS

GRANTEE: HESS JAMES & ALAINA

2234/003410/26/2018WDQI01320,000

GRANTOR: TERRY ARTIE D & ROBYN

GRANTEE: SMITH DONALD B & JE

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W14 FOP=[YR=2008] W18 BAS=[YR=2008] W18 S50
FGR=[YR=2008] S21 E20 N7 FOP=[YR=2008] E18 N3 W1 N4 W6 S2
W11 S5\$ N5 W1 N8 W7 N5 W4 S4 W8 \$ E8 N4 E4 S5 E7 S8 E12 N2 E6
S4 E13 N46 W14 N5 W18 N10\$ S10 E18 N10\$ S15 E14 N15\$.

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