

BLOCK 16 LOT 16
IN OR 1838/1851
CONSERV ESMT PT OR 929/824

REED DAVE A
55397 BEAR RUN RD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0016-0160



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	2.5 100
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
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NEIGHBORHOOD/LOC	8010.00
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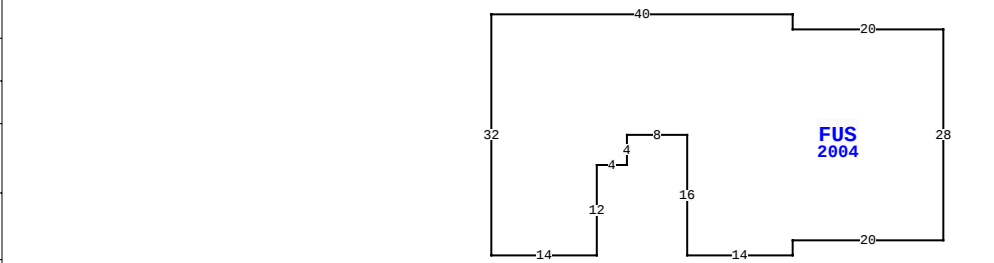
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	143,005
FGR	560	55	308	35,068
FUS	1,664	100	1,664	189,460
PTO	16	5	1	114
PTO	24	5	1	114
TOTALS	3,520		3,230	367,761

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C

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	0812	CONCRETE C	0	100	0	0			4.00	100	2004	2004	3	84	6,915	

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,230	100.6480	125.81	406,366	2004	2004	0	0	9.50	90.50	
1 SNGL FAM - 100% - 2015												
Heated Area: 2920												
HX Base Yr 2015												



6	PTO	2004
13		
27		
32		
14		
10		
8		
14		
20		
28		
30		
28		
20		
16		
4		
4		
8		
12		
14		

55397 BEAR RUN RD, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			367,761
TOTAL MARKET OB/XF VALUE			6,915
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			429,676
SOH/AGL Deduction			209,552
ASSESSED VALUE			220,124
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			170,124
TOTAL JUST VALUE			429,676
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			408,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12960	NEW CONSTR	210,837	06/01/2004
R6258	REPAIR/RRF	8,000	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1838/1851	2/05/2013	WD	Q	I	02	177,000
GRANTOR: GARNER JOHN B A & BRE						
GRANTEE: REED DAVE A						
1272/1489	11/10/2004	WD	Q	I		202,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: GARNER JOHN B A & B						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2004] W20 BAS=[YR=2004] N2 W13 PTO=[YR=2004] N4 W6 S4 E6\$ W27 S32 E14 N2 E2 PTO=[YR=2004] S2 E8 N2 W8\$ E10 S2 E14 N30\$ S28 E20 N28\$ PTR=N20 FUS=[YR=2004] N32 E40 S2 E20 S28 W20 S2 W14 N16 W8 S4 W4 S12 W14\$ S20\$.	