BLOCK 16 LOT 17 MILITARY
IN OR 1618/980
CONSERV ESMT PT OR 929/824

RODRIGUEZ IVAN
55425 BEAR RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0016-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

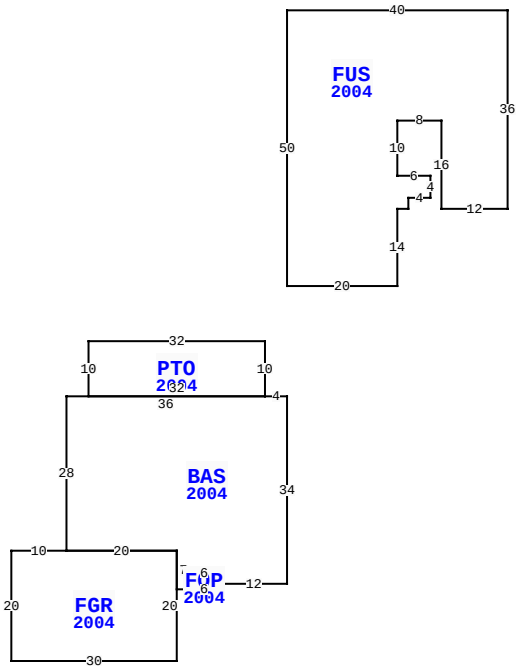
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,230	100	1,230	136,205
FGR	600	55	330	36,543
FOP	18	30	5	554
FUS	1,620	100	1,620	179,392
PTO	320	5	16	1,772
TOTALS	3,788		3,201	354,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,201	97.8880	122.36	391,674	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2005 Heated Area: 2850 HX Base Yr 2005



55425 BEAR RUN RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		354,465
TOTAL MARKET OB/XF VALUE		5,564
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		415,029
SOH/AGL Deduction		226,290
ASSESSED VALUE		188,739
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		133,739
TOTAL JUST VALUE		415,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306194	ROOF	10,000	05/12/2023
B12163	NEW CONSTR	205,575	01/01/2004
R5741	REPAIR/RRF	8,000	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1618/0980	5/01/2009	WD	U	I	11	100
GRANTOR: MARONDA HOMES INC						
GRANTEE: RODRIGUEZ IVAN						
1275/1591	11/22/2004	WD	U	I	07	100
GRANTOR: MARONDA HOMES INC						
GRANTEE: RODRIGUEZ IVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W4 PTO=[YR=2004] N10 W32 S10 E32$ W36 S28 FGR=[YR=2004] W10 S20 E30 N20 W20$ E20 S7 E2 FOP=[YR=2004] E6 N3 W6 S3$ N3 E6 S2 E12 N34$ PTR=N20 FUS=[YR=2004] N50 E40 S36 W12 N16 W8 S10 E6 S4 W4 S2 W2 S14 W20$ S20$.

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	1,656.00	SF	4.00	4.00	100	2004	2004	3	84	5,564	

LAND DESCRIPTION

TOTAL OB/XF 5,564

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS