PT GOVT LOTS 1 & 2 OF
SEC 26-2N-25E IN OR 2768/1400

CLARK CHRISTOPHER & REBECCA
55860 BEAR RUN RD
CALLAHAN, FL 32011

2025

26-2N-25-0000-0001-0030

BUILDING CHARACTERISTICS

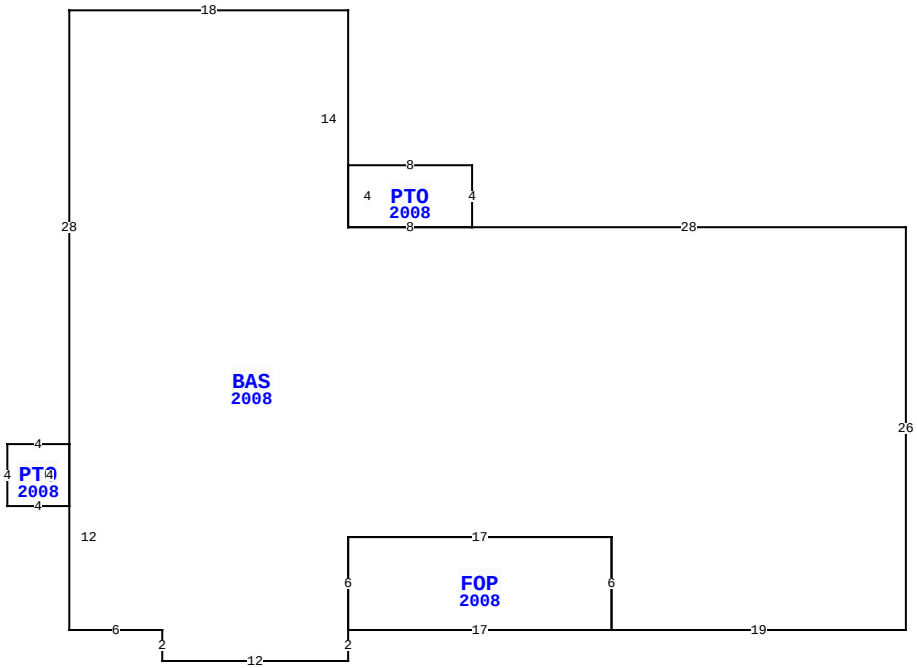
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	2008	1,578	217,955
FOP	102	30	2008	31	4,282
PTO	16	5	2008	1	138
PTO	32	5	2008	2	277
TOTALS	1,728			1,612	222,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,612	113.1180	149.32	240,704	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 2025 Heated Area: 1578 HX Base Yr



55860 BEAR RUN RD, CALLAHAN

BLD DATE	12/10/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	222,651
TOTAL MARKET OB/XF VALUE	3,982
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	281,633
SOH/AGL Deduction	0
ASSESSED VALUE	281,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,633
TOTAL JUST VALUE	281,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003983	6500-20X30 W/12X2	47,664	04/15/2025
M13621	MECH OTHER	0	02/01/2008
P12924	OTHER	0	01/01/2008
E20282	ELEC OTHER	2,000	12/01/2007
C20798	CO ISSUED	0	11/01/2007
R10884	REPAIR/RRF	3,000	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/1400	2/13/2025	WD	Q	I	01	350,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: CLARK CHRISTOPHER &						
2711/698	5/07/2024	WD	Q	I	01	342,900
GRANTOR: LARKIN JACLYN D						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W28 PTO=[YR=2008] N4 W8 S4 E8$ W8 N14 W18 S28 PTO=[YR=2008] W4 S4 E4 N4$ S12 E6 S2 E12 N2 FOP=[YR=2008] E17 N6 W17 S6$ N6 E17 S6 E19 N26$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0810	CONCRETE A	0	0	0	0	378.00	SF	6.50	6.50	100	2008	2008	3	88	2,162	

LAND DESCRIPTION

TOTAL OB/XF 3,982

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	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/24/2025 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS