

PT OF LOT 11 IN OR 1738/359 &
OR 1765/1539
A E OGILVIE EST SUB PBK 1/32

HART HARRY & CYNTHIA
55620 BEAR RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,464	100	2016	2,464	344,133
FGR	696	55	2016	383	53,491
FOP	256	30	2016	77	10,754
FOP	278	30	2016	83	11,592

TOTALS	3,694			3,007	419,970
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,360.00	SF	4.00
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	1,432.00	SF	10.00
4	0911	SCRN RM A	0	100	0	0	1,462.00	SF	17.50
5	0476	VF 6 SBPL	0	100	0	0	450.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	2.00

REVIEW DATE	03/19/2019	BY	KB
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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	3,007	109.7560	144.88	435,654	2016	2016	0	0	0	3.60	96.40
1 SNGL FAM - 100% - 2018 Heated Area: 2464 HX Base Yr 2018												

55620 BEAR RUN RD, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/04/2024
	INC DATE		AG DATE	MLU

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	2,360.00	SF	4.00	4.00	100	2016	2016	3	95	8,968	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2018	2018	3	84	32,130	
3	0855	CONC PAVER	0	100	0	0	1,432.00	SF	10.00	10.00	100	2018	2018	3	97	13,890	
4	0911	SCRN RM A	0	100	0	0	1,462.00	SF	17.50	17.50	100	2018	2018	3	78	19,956	
5	0476	VF 6 SBPL	0	100	0	0	450.00	LF	32.00	32.00	100	2018	2018	3	92	13,248	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	2.00

REVIEW DATE	03/19/2019	BY	KB
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					442,435				
TOTAL MARKET OB/XF VALUE					88,744				
TOTAL LAND VALUE - MARKET					93,500				
TOTAL MARKET VALUE					624,679				
SOH/AGL Deduction					218,194				
ASSESSED VALUE					406,485				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					355,763				
TOTAL JUST VALUE					624,679				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					606,061				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003452	ADDITION	32,623	05/01/2018
1800731	SWIM POOL	20,000	03/01/2018
1800964	GARAGE	47,756	03/01/2018
B1429713	CO ISSUED	0	07/11/2016
B1429713	NEW CONSTR	308,716	12/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1765/1539	11/15/2011	WD	Q	V	02	27,000	
GRANTOR: CARTER-NYE JENNY RENE							
GRANTEE: HART HARRY & CYNTHI							
1738/0359	5/09/2011	WD	Q	V	01	27,000	
GRANTOR: CARTER JESSICA LEA							
GRANTEE: HART HARRY & CINDY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W25 S4 FOP=[YR=2016] W35 S10 E18 U5 R5 E12 N5\$ S5 W12 D5 L5 W18 N11 W15 S34 E6 S7 E9 S2 FOP=[YR=2016] S8 E32 N8 W32\$ E32 N2 E8 FGR=[YR=2016] S5 E9 S2 E9 N2 E9 N26 W23 S6 W4 S15\$ N15 E4 N6 E16 N23\$.									

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