PT LOT 11 IN OR 2433/336
(EX UTIL ESMT IN OR 1827/1445
A E OGILVIE EST SUB PBK 1/32

NELSON LINK AVRAM & TINA
55640 BEAR RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0004-0020

BUILDING CHARACTERISTICS

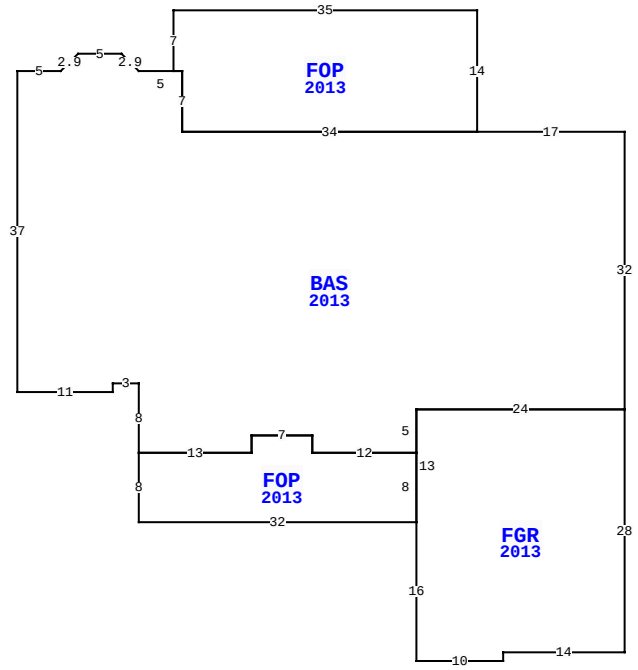
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,502	100	2013	2,502	313,623
FGR	682	55	2013	375	47,006
FOP	270	30	2013	81	10,153
FOP	483	30	2013	145	18,176
TOTALS	3,937			3,103	388,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,103	103.5000	136.62	423,932	2013	2013	0	0	0	8.25	91.75

1 SNGL FAM – 100% - 2022 Heated Area: 2502 HX Base Yr 2022



55640 BEAR RUN RD, CALLAHAN

BLD DATE		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	388,958
TOTAL MARKET OB/XF VALUE	118,866
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	562,824
SOH/AGL Deduction	240,178
ASSESSED VALUE	322,646
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	271,924
TOTAL JUST VALUE	562,824
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	549,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428204	ADDITION	20,441	01/01/2014
B1226370	CO ISSUED	0	03/25/2013
M1217739	H/AC	0	11/01/2012
B26370	NEW CONSTR	298,207	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/0336	2/09/2021	WD	Q	I	02	400,000
GRANTOR: MANGUM DOYLE & BRANDI						
GRANTEE: NESON LINK AVRAN &						
1804/1888	7/27/2012	WD	U	V	30	100
GRANTOR: MANGUM DOYLE & BRANDI						
GRANTEE: MANGUM DOYLE & BRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 FOP=[YR=2013] N14 W35 S7 E1 S7 E34$W34 N7 W5 U2 L2 W5 D2 L2 W5 S37 E11 N1 E3 S8 FOP=[YR=2013] S8 E32 FGR=[YR=2013] S16 E10 N1 E14 N28 W24 S13$ N8 W12 N2 W7 S2 W13$ E13 N2 E7 S2 E12 N5 E24 N32$.

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	4,516.00	SF	4.00	4.00	100	2013	2013	3	93	16,800	
2	0510	GARAGE WD-	0	100	35	47	1,645.00	SF	35.00	35.00	100	2013	2013	3	68	39,151	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	95	1,900	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2014	2014	3	71	27,158	
5	0911	SCRN RM A	0	100	0	0	925.00	SF	17.50	17.50	100	2014	2014	3	60	9,713	
6	0855	CONC PAVER	0	100	0	0	475.00	SF	10.00	10.00	100	2014	2014	3	94	4,465	
7	0855	CONC PAVER	0	100	0	0	294.00	SF	10.00	10.00	100	2014	2014	3	94	2,764	
8	0476	VF 6 SBPL	1	100	0	0	530.00	LF	32.00	32.00	100	2023	2022		98	16,621	
9	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		98	294	

LAND DESCRIPTION

TOTAL OB/XF 118,866

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS