BLOCK 13 LOT 30
SPRING LAKE EST 4 REPLAT
PB 6/177

MOORE ANTHONY D & DESTINY
55567 BEAR RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

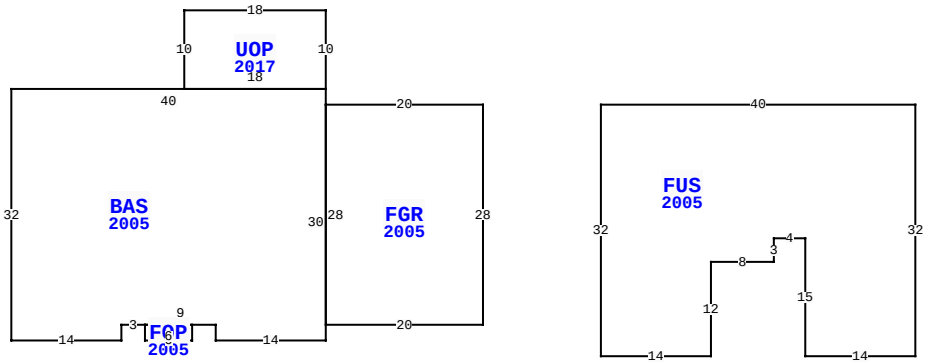
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	2005	1,256	165,648
FGR	560	55	2005	308	40,621
FOP	12	30	2005	4	528
FUS	1,124	100	2005	1,124	148,240
UOP	180	20	2017	36	4,748
TOTALS	3,132			2,728	359,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,728	110.4000	145.73	397,551	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2023 Heated Area: 2380 HX Base Yr



55567 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		359,784
TOTAL MARKET OB/XF VALUE		50,069
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		464,853
SOH/AGL Deduction		9,441
ASSESSED VALUE		455,412
TOTAL EXEMPTION VALUE	13	455,412
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		464,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B172893	SWIM POOL	18,500	05/01/2017
B1632135	XFOB	1,000	04/01/2016
B13771	NEW CONSTR	173,415	10/01/2004
R6714	REPAIR/RRF	8,000	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/1262	2/05/2021	WD	Q	I	01	389,900
GRANTOR: MIDDLETON DANIEL R &						
GRANTEE: MOORE ANTHONY D & D						
1533/0822	11/01/2007	QC	Q	I	01	100
GRANTOR: MIDDLETON DANIEL R &						
GRANTEE: MIDDLETON DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W20 BAS=[YR=2005] N2 UOP=[YR=2017] N10 W18 S10 E18$ W40 S32 E14 N2 E3 FOP=[YR=2005] S2 E6 N2 W6$ E9 S2 E14 N30$ S28 E20 N28 $ PTR=E15 FUS=[YR=2005] E40 S32 W14 N15 W4 S3 W8 S12 W14 N32$ W15$.

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	1,247.00	SF	4.00	4.00	100	2005	2005	3	84	4,190	
2	0855	CONC PAVER	0	100	197	1	197.00	SF	10.00	10.00	100	2006	2006	3	86	1,694	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2007	2007	3	27	648	
4	0680	POLE SHED	0	100	10	8	80.00	SF	10.00	10.00	100	2007	2007	3	44	352	
5	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2017	2017	3	81	24,098	
6	0855	CONC PAVER	0	100	0	0	716.00	SF	10.00	10.00	100	2017	2017	3	96	6,874	
7	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2017	2017	3	81	3,110	
8	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
9	0681	POLE SHED	0	100	7	10	70.00	SF	15.00	15.00	100	2017	2017	3	81	851	
10	0810	CONCRETE A	0	100	0	0	1,266.00	SF	6.50	6.50	100	2024	2018		97	7,982	

TOTAL OB/XF 50,069

LAND DESCRIPTION

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		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 04/04/2024 BY TWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS