BLOCK 13 LOT 31
SPRING LAKE EST 4 REPLAT
PB 6/177

WERTMAN LARRY & LEILA
55595 BEAR RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

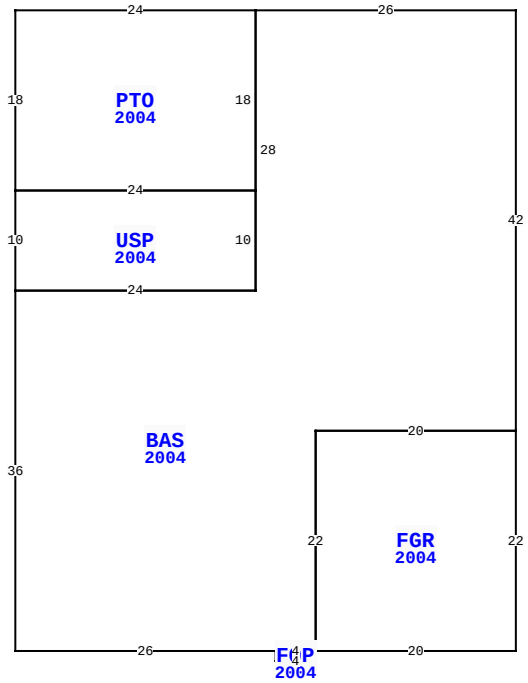
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	2004	2,088	297,320
FGR	440	55	2004	242	34,459
FOP	4	30	2004	1	142
PTO	432	5	2004	22	3,133
USP	240	30	2004	72	10,253
TOTALS	3,204			2,425	345,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,425	116.6200	153.94	373,304	2004	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2024 Heated Area: 2088 HX Base Yr 2024



55595 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		366,196
TOTAL MARKET OB/XF VALUE		51,723
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		472,919
SOH/AGL Deduction		118,675
ASSESSED VALUE		354,244
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		253,522
TOTAL JUST VALUE		472,919
NCON VALUE		27,910
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006518	6500 20*40 MTL	51,352	05/31/2024
C2308635	FIBERGLASS POOL	19,500	07/06/2023
17007160	REPAIR/RRF	11,340	11/01/2017
B13465	XFOB	3,000	08/01/2004
B12301	NEW CONSTR	152,526	02/01/2004
R5841	REPAIR/RRF	8,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1433	3/15/2023	WD	Q	I	01	405,000
GRANTOR: HISCOCKS SARAH & JEFF						
GRANTEE: WERTMAN LARRY & LEI						
2385/0075	8/17/2020	WD	Q	I	01	285,000
GRANTOR: PEHLKE JERRY W & ALIC						
GRANTEE: HISCOCKS SARAH & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W26 PTO=[YR=2004] W24 S18 USP=[YR=2004] S10 E24 N10 W24$ E24 N18$ S28 W24 S36 E26 FOP=[YR=2004] S1 E4 N1 W4$ E4 FGR=[YR=2004] E20 N22 W20 S22$ N22 E20 N42$.

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	1,207.00	SF	4.00	4.00	100	2004	2004	3	83	4,007	
2	0476	VF 6 SBPL	0	100	0	0	200.00	LF	32.00	32.00	100	2024	2022		98	6,272	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2022		98	588	
4	0866	POOL FIBER	0	100	30	13	390.00	SF	72.00	72.00	100	2024	2023		97	27,238	
5	0845	KOOL DECK	0	100	0	0	910.00	SF	7.25	7.25	100	2024	2023		100	6,598	
6	0811	CONCRETE B	0	100	0	0	1,350.00	SF	5.20	5.20	100	2025	2024		100	7,020	

LAND DESCRIPTION

TOTAL OB/XF 51,723

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 10/01/2024 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

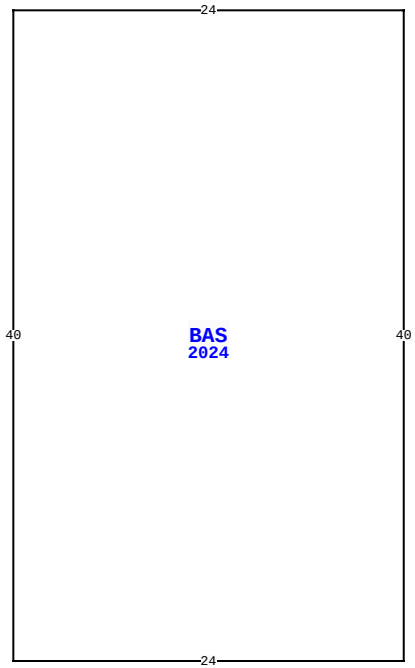
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
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	960	100	2024	960	20,890
TOTALS	960			960	20,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	59.4000	21.98	21,101	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 960 HX Base Yr 2024



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GRANTOR: PEHLKE JERRY W & ALIC						
GRANTEE: HISCOCKS SARAH & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E24 S40 W24 N40 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/01/2024 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS