BLOCK 13 LOT 32
IN OR 1211/56
SPRING LAKE EST 4 REPLAT

HELMS JAMES D H III
55613 BEAR RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

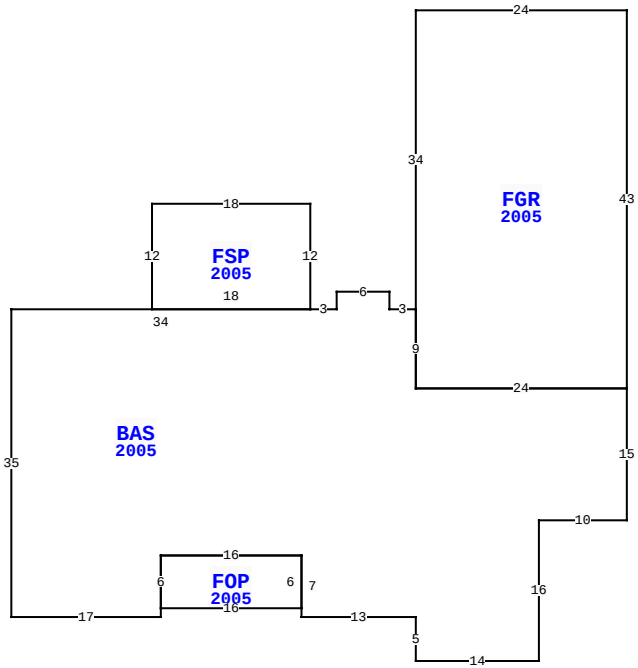
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,094	100	2005	2,094	253,701
FGR	1,032	55	2005	568	68,817
FOP	96	30	2005	29	3,513
FSP	216	40	2005	86	10,419
TOTALS	3,438			2,777	336,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,777	107.0400	141.29	392,362	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2006 Heated Area: 2094 HX Base Yr 2006



55613 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		336,450
TOTAL MARKET OB/XF VALUE		20,433
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		411,883
SOH/AGL Deduction		196,529
ASSESSED VALUE		215,354
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,632
TOTAL JUST VALUE		411,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,599

1/2 BTH IN FGR "SHOP"

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409049	H/AC	0	12/01/2004
B13725	NEW CONSTR	208,000	09/01/2004
R6692	REPAIR/RRF	6,400	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1211/0056	2/27/2004	WD	Q	V		35,000
GRANTOR: WOOD WILLIAM L						
GRANTEE: HELMS JAMES D H III						
1161/1796	8/13/2003	WD	Q	V		33,500
GRANTOR: MARCHANT TAMARA & MAR						
GRANTEE: WOOD WILLIAM L						

BUILDING NOTES

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	3,239.00	SF	4.00	4.00	100	2005	2005	3	84	10,883	
2	1127	BRICK 8"	0	100	15	3	45.00	SF	11.00	11.00	100	2005	2005	3	96	475	
3	0476	VF 6 SBPL	0	100	0	0	280.00	LF	32.00	32.00	100	2005	2005	3	64	5,734	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384	
5	0462	ST/AL FNC	0	100	128	6	768.00	SF	10.00	10.00	100	2005	2005	3	36	2,765	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	

BUILDING DIMENSIONS

FGR=[YR=2005] W24 S34 BAS=[YR=2005] W3 N2 W6 S2 W3 FSP=[YR=2005] N12 W18 S12 E18$ W34 S35 E17 N1 FOP=[YR=2005] E16 N6 W16 S6$ N6 E16 S7 E13 S5 E14 N16 E10 N15 W24 N9 $ S9 E24 N43 $.

LAND DESCRIPTION

TOTAL OB/XF 20,433

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 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