BLOCK 13 LOT 33
IN OR 1271/1863
CONSERV ESMT PT OR 929/824

POTTINGER STEADMAN J
78342 SADDLE ROCK RD
YULEE, FL 32097

2025

46-2N-25-197D-0013-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

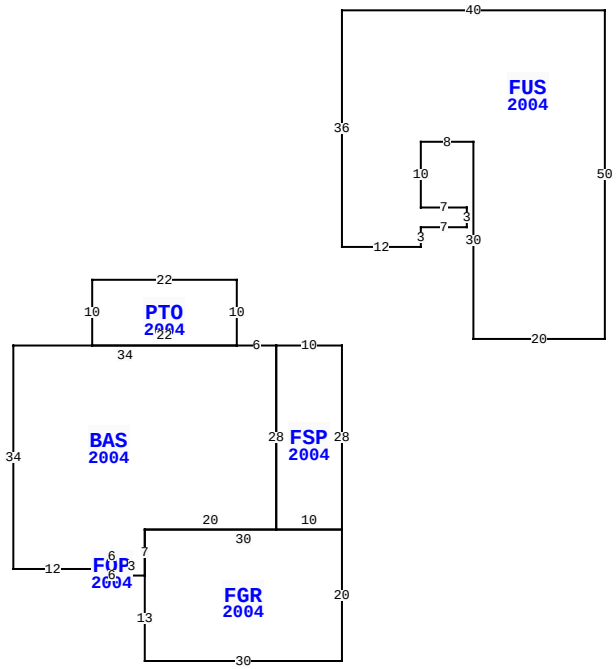
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	1,230	100	2004	1,230	141,342
FGR	600	55	2004	330	37,921
FOP	18	30	2004	5	575
FSP	280	40	2004	112	12,870
FUS	1,613	100	2004	1,613	185,353
PTO	220	5	2004	11	1,264
TOTALS	3,961			3,301	379,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,301	96.6000	127.51	420,911	2004	2004	0	0	0	9.88	90.12

1 SNGL FAM – 0% - 0 Heated Area: 2843 HX Base Yr



55639 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	379,325
TOTAL MARKET OB/XF VALUE	4,452
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	438,777
SOH/AGL Deduction	29,374
ASSESSED VALUE	409,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,403
TOTAL JUST VALUE	438,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12959	NEW CONSTR	208,375	06/01/2004
R6257	REPAIR/RRF	8,000	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/1863	11/08/2004	WD	Q	I		210,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: POTTINGER STEADMAN						
1193/1854	12/08/2003	QC	U	V	19	100
GRANTOR: BKS INC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W10 BAS=[YR=2004] W6 PTO=[YR=2004] N10 W22 S10 E22$ W34 S34 E12 FOP=[YR=2004] S1 E6 N3 W6 S2 $ N2 E6 S3 E2 FGR=[YR=2004] S13 E30 N20 W30 S7$ N7 E20 N28$ S28 E10 N28$ PTR=N15 FUS=[YR=2004] N36 E40 S50 W20 N30 W8 S10 E7 S3 W7 S3 W12$ S15$.

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	0	0	0	1,341.00	SF	4.00	4.00	100	2004	2004	3	83	4,452	

LAND DESCRIPTION

TOTAL OB/XF 4,452

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	0		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