

RAMSEY CHRISTOPHER R & JESSICA E
55703 BEAR RUN ROAD
CALLAHAN, FL 32011

46-2N-25-197D-0013-0350

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 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 Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
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	1,364	100	2004	1,364	141,226
FGR	396	55	2004	218	22,571
FOP	16	30	2004	5	518
FUS	1,616	100	2004	1,616	167,317
USP	180	30	2004	54	5,591
TOTALS	3,572			3,257	337,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0900	01	3,257	104.4200	137.83	448,912	2004	2004	0	0	15	9.88	75.12

1 SNGL FAM - 100% - 2025

Heated Area: 2980

HX Base Yr 2025

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	358,946		
TOTAL MARKET OB/XF VALUE	16,226		
TOTAL LAND VALUE - MARKET	33,000		
TOTAL MARKET VALUE	408,172		
SOH/AGL Deduction	0		
ASSESSED VALUE	408,172		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	357,450		
TOTAL JUST VALUE	408,172		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	482,086		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003704	REPAIR/RRF	12,596	03/26/2021
20005622	GARAGE	41,731	06/29/2020
1709148	REPAIR/RRF	5,400	10/17/2017
B12012	NEW CONSTR	211,822	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1060	3/14/2024	WD	Q	I	01	485,000

GRANTOR: REED BRIAN E & RENE

GRANTEE: RAMSEY CHRISTOPHER

2154/1629	10/31/2017	WD	Q	I	01	285,000
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GRANTOR: MULLINS ROBERT G & TO

GRANTEE: REED BRIAN E & RENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 USP=[YR=2004] N10 W18 S10 E18\$ W26 S44 E14 FOP=[YR=2004] S2 E8 N2 W8\$ E8 FGR=[YR=2004] E18 N22 W18 S22\$ N22 E18 N22\$ PTR= N15 FUS=[YR=2004] N44 E40 S44 W18 N18 W8 S18 W14\$ S15\$.

LAND DESCRIPTION

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
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.60	55,000.00	33,000.00	33,000							

TOTAL OB/XF

16,226

REVIEW DATE

10/21/2021

BY

KB

Total Acres: 0.00

Total Land Value: 33,000

Market: 0

Agricultural: 0

Common: 33,000

PRINTED 07/30/2025 BY SYS

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