

BLOCK 13 LOT 36
SPRING LAKE EST 4 REPLAT
PB 6/177 FKA BLK 13 LOT 39

KING RAY E & CHARLIE JEAN L/E/
55747 BEAR RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0360



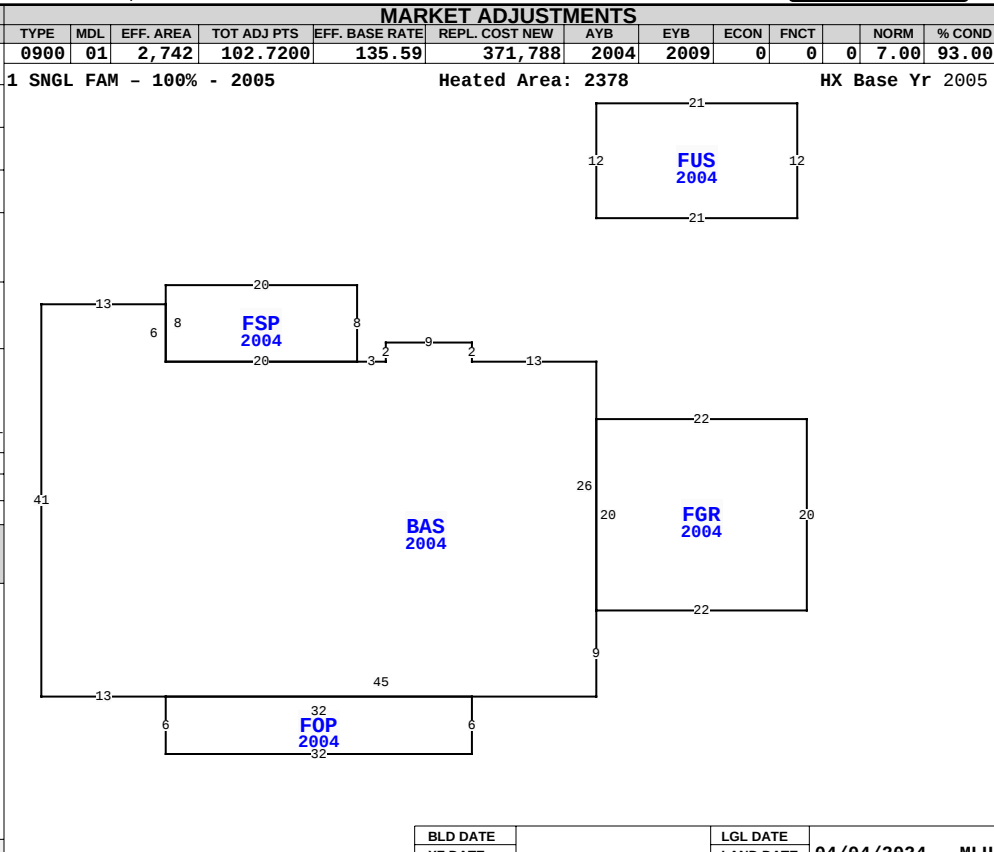
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,126	100	2004	2,126	268,086
FGR	440	55	2004	242	30,516
FOP	192	30	2004	58	7,314
FSP	160	40	2004	64	8,071
FUS	252	100	2004	252	31,777
TOTALS	3,170			2,742	345,763

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	2,283.00	SF	4.00	4.00	
3	0866	POOL FIBER	0	100	0	0	314.00	SF	72.00	72.00	
4	0855	CONC PAVER	0	100	0	0	918.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT	



55747 BEAR RUN RD, CALLAHAN											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/04/2024 MLU					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		358,946	
TOTAL MARKET OB/XF VALUE		24,716	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		438,662	
SOH/AGL Deduction		218,959	
ASSESSED VALUE		219,703	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		168,981	
TOTAL JUST VALUE		438,662	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		421,178	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005568	REPAIR/RRF	21,000	05/03/2021
B20399	SWIM POOL	24,800	08/01/2007
B13859	GARAGE	28,512	10/01/2004
M7674	H/AC	0	12/04/2003
E11911	NEW CONSTR	5,334	10/01/2003
111726	NEW CONSTR	171,560	09/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2441/0231	3/03/2021	LE	U	I	11
GRANTOR: KING RAY E & CHARLIE					
GRANTEE: MURPHY RAEANNE					
1123/0024	3/20/2003	WD	Q	V	
GRANTOR: BKS INC					
GRANTEE: KING RAY E & CHARLI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W13 N2 W9 S2 W3 FSP=[YR=2004] N8 W20 S8 E20 \$ W20 N6 W13 S41 E13 FOP=[YR=2004] S6 E32 N6 W32\$ E45 N9 FGR=[YR=2004] E22 N20 W22 S20\$ N26\$ PTR=N15 FUS=[YR=2004] N12 E21 S12 W21\$ S15\$.											

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