BLOCK 13 LOT 38
IN OR 1236/682
SPRING LAKE EST 4 REPLAT

CONRIQUE PETER A & CAROLE ANN
55801 BEAR RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197D-0013-0380

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

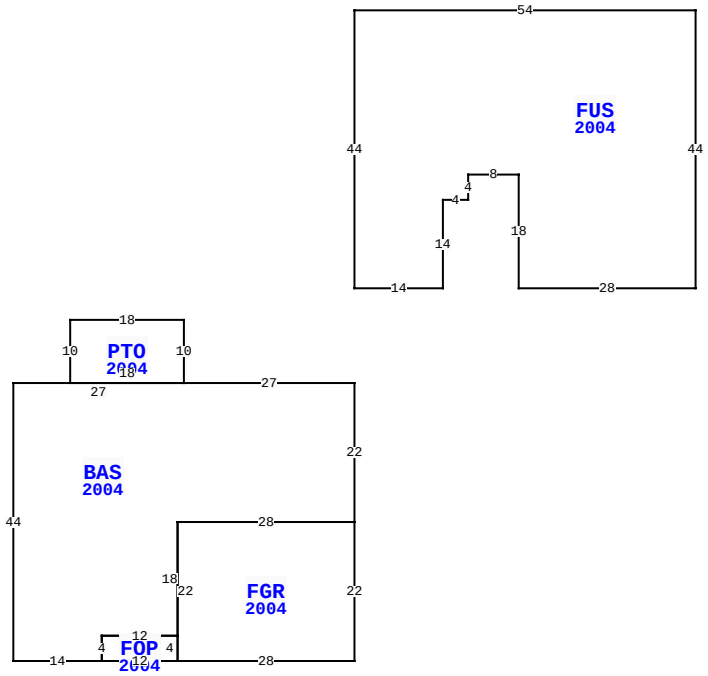
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	2004	1,712	192,073
FGR	616	55	2004	339	38,033
FOP	48	30	2004	14	1,570
FUS	2,176	100	2004	2,176	244,131
PTO	180	5	2004	9	1,010
TOTALS	4,732			4,250	476,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,250	94.3360	124.52	529,210	2004	2004	0	0	0	9.90	90.10

1 SNGL FAM – 100% - 2005 Heated Area: 3888 HX Base Yr 2005



55801 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		476,818
TOTAL MARKET OB/XF VALUE		5,568
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		537,386
SOH/AGL Deduction		356,021
ASSESSED VALUE		181,365
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,643
TOTAL JUST VALUE		537,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12010	NEW CONSTR	279,396	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1236/0682	6/08/2004	WD	Q	I		208,900
GRANTOR: MARONDA HOMES INC						
GRANTEE: CONRIQUE PETER A &						
1187/0247	11/06/2003	WD	U	V	07	100
GRANTOR: BKS INC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 PTO=[YR=2004] N10 W18 S10 E18$ W27 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22$ N4 W12 S4$ N4 E12 N18 E28 N22$ PTR=N15 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14$ 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	100	0	0	1,677.00	SF	4.00	4.00	100	2004	2004	3	83	5,568	

LAND DESCRIPTION

TOTAL OB/XF 5,568

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	0006	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS