BLOCK 14 LOT 12
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

LYONS LARRY W/STEELMAN LAURA M
55135 BEAR RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197D-0014-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

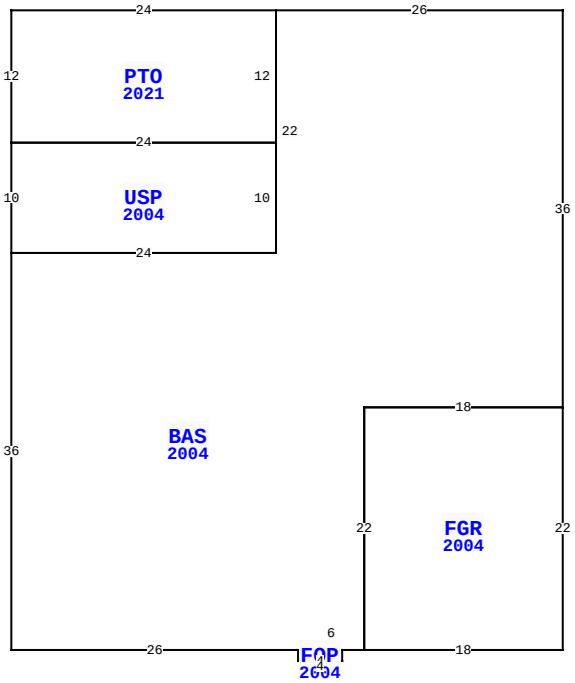
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2004	1,976	246,166
FGR	396	55	2004	218	27,158
FOP	4	30	2004	1	124
PTO	288	5	2021	14	1,744
USP	240	30	2004	72	8,969
TOTALS	2,904			2,281	284,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,281	104.8600	138.42	315,736	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2022 Heated Area: 1976 HX Base Yr 2022



55135 BEAR RUN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

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	1,172.00	SF	4.00	4.00	100	2004	2004	3	83	3,891	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		284,162
TOTAL MARKET OB/XF VALUE		3,891
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		343,053
SOH/AGL Deduction		70,997
ASSESSED VALUE		272,056
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,334
TOTAL JUST VALUE		343,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005090	DEMOLITION	2,000	04/22/2021
21004983	REPAIR/RRF	6,500	04/21/2021
B13463	XFOB	3,000	08/01/2004
B12212	NEW CONSTR	142,296	01/01/2004
B5777	REPAIR/RRF	8,000	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2451/0716	3/30/2021	WD	Q	I	02	290,000
GRANTOR: LIMBACK KATHERINE M &						
GRANTEE: LYONS LARRY W & LAU						
2126/1406	6/14/2017	WD	Q	I	01	210,000
GRANTOR: BRATSPER RONALD R						
GRANTEE: LIMBACK KATHERINE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W26 PTO=[YR=2021] W24 S12 USP=[YR=2004] S10 E24 N10 W24$ E24 N12$S22 W24 S36 E26 FOP=[YR=2004] S1 E4 N1 W4$ E6 FGR=[YR=2004] E18 N22 W18 S22$ N22 E18 N36$.

LAND DESCRIPTION

TOTAL OB/XF 3,891

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 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS