BLOCK 14 LOT 13
IN OR 1123/23
CONSERV ESMT PT OR 929/824

NOBLES JOHN & AMIE
55105 BEAR RUN RD
CALLAHAN, FL 32034

2025

46-2N-25-197D-0014-0130

BUILDING CHARACTERISTICS

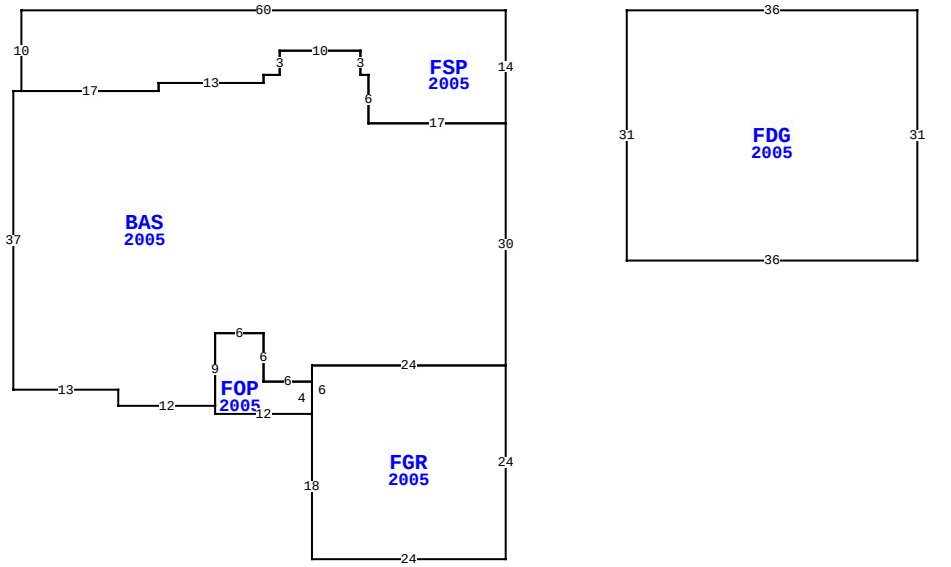
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,162	100	2005	2,162	259,363
FDG	1,116	60	2005	670	80,376
FGR	576	55	2005	317	38,028
FOP	84	30	2005	25	3,000
FSP	599	40	2005	240	28,791
TOTALS	4,537			3,414	409,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,414	105.9840	139.90	477,619	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2006 Heated Area: 2162 HX Base Yr 2006



55105 BEAR RUN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	409,558
TOTAL MARKET OB/XF VALUE	13,957
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	478,515
SOH/AGL Deduction	242,553
ASSESSED VALUE	235,962
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	185,240
TOTAL JUST VALUE	478,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	460,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409098	H/AC	0	12/01/2004
B13585	GARAGE	36,135	10/01/2004
B13586	NEW CONSTR	185,000	10/01/2004
R6634	REPAIR/RRF	5,000	10/01/2004
R6635	REPAIR/RRF	1,000	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1123/0023	3/20/2003	WD	Q	V		28,800
GRANTOR: BKS INC						
GRANTEE: NOBLES JOHN & AMIE						
0929/0852	4/24/2000	WD	U	V	09	1,546,300
GRANTOR: SPRING LAKE ESTATES O						
GRANTEE: BKS INC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W60 S10 BAS=[YR=2005] W1 S37 E13 S2 E12 FOP=[YR=2005] S1 E12 FGR=[YR=2005] S18 E24 N24 W24S6 $ N4 W6 N6 W6 S9 $ N9 E6 S6 E6 N2 E24 N30 W17 N6 W1 N3 W10 S3 W2 S1 W13 S1 W17 $ E17 N1 E13 N1 E2 N3 E10 S3 E1 S6 E17 N14 $ PTR= E15 FDG=[YR=2005] E36 S31 W36 N31 $ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	1127	BRICK 8"	0	100	9	4	36.00	SF	11.00	11.00	100	2005	2005	3	96	380	
3	0812	CONCRETE C	0	100	0	0	3,124.00	SF	4.00	4.00	100	2005	2005	3	84	10,497	

LAND DESCRIPTION

TOTAL OB/XF 13,957

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