BLOCK 14 LOT 20
IN OR 1953/1369
CONSERV ESMT PT OR 929/824

SIMMONS TROY B & AMY
55108 BEAR RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-197D-0014-0200

BUILDING CHARACTERISTICS

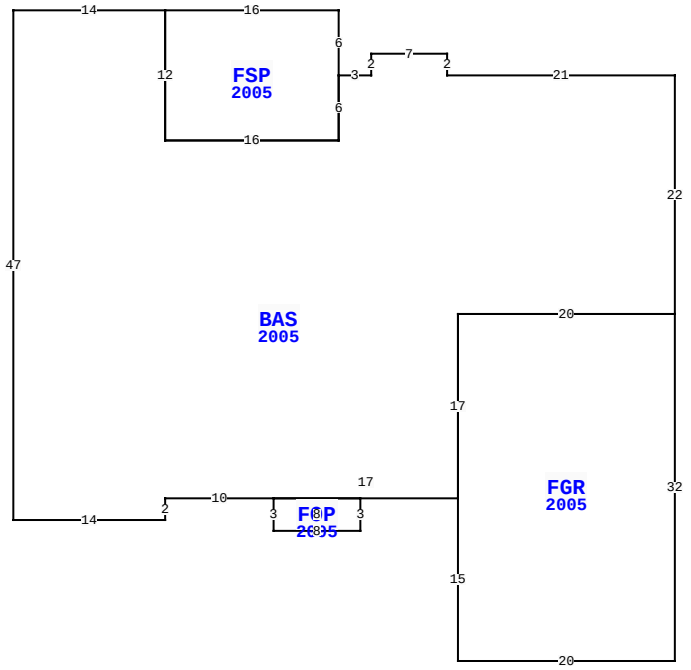
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,069	100	2005	2,069	256,740
FGR	640	55	2005	352	43,679
FOP	24	30	2005	7	869
FSP	192	40	2005	77	9,555
TOTALS	2,925			2,505	310,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,505	109.6320	144.71	362,499	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2016 Heated Area: 2069 HX Base Yr 2016



55108 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		310,843
TOTAL MARKET OB/XF VALUE		12,995
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		378,838
SOH/AGL Deduction		161,702
ASSESSED VALUE		217,136
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,414
TOTAL JUST VALUE		378,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005838	REPAIR/RRF	17,656	04/14/2022
E0514187	ELEC OTHER	2,000	02/01/2005
M0409102	H/AC	0	12/01/2004
B13954	NEW CONSTR	155,940	11/01/2004
R6818	REPAIR/RRF	1,500	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/1369	12/19/2014	WD	Q	I	01	224,900
GRANTOR: BRIGMAN TIMOTHY F & M						
GRANTEE: SIMMONS TROY B & AM						
1315/1730	5/09/2005	WD	Q	I		234,500
GRANTOR: JOHNSON HOME BUILDERS						
GRANTEE: BRIGMAN TIMOTHY F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 N2 W7 S2 W3 FSP=[YR=2005] N6 W16 S12 E16 N6$ S6 W16 N12 W14 S47 E14 N2 E10 FOP=[YR=2005] S3 E8 N3 W8$ E17 FGR=[YR=2005] S15 E20 N32 W20 S17$ N17 E20 N22$.

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	0812	CONCRETE C	0	100	0	0	2,311.00	SF	4.00	4.00	100	2005	2005	3	84	7,765	
3	0855	CONC PAVER	0	100	16	16	256.00	SF	10.00	10.00	100	2005	2005	3	84	2,150	

LAND DESCRIPTION

TOTAL OB/XF 12,995

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