

BLOCK 14 LOT 35
IN OR 1051/1302
SPRING LAKE EST 4 REPLAT

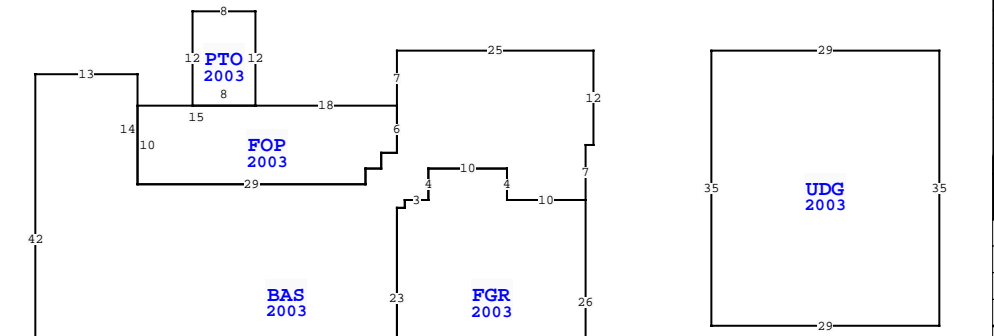
VEAL ROBERT C & MARSHA B
P O BOX 2131
CALLAHAN, FL 32011-2131

2025

46-2N-25-197D-0014-0350

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	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,998	109.2280	144.18	432,252	2003	2003	0	0	15.75	84.25



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	1,901	100	2003	1,901	230,917
FGR	663	55	2003	365	44,337
FOP	246	30	2003	74	8,989
FOP	318	30	2003	95	11,540
PTO	96	5	2003	5	607
UDG	1,015	55	2003	558	67,781
TOTALS	4,239			2,998	364,172

55460 BEAR RUN RD, CALLAHAN

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

EXTRA FEATURES																
L N	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	2,682.00	SF	4.00	4.00	100	2003	2003	3	82	8,797	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		364,172	
TOTAL MARKET OB/XF VALUE		8,797	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		427,969	
SOH/AGL Deduction		233,590	
ASSESSED VALUE		194,379	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		143,657	
TOTAL JUST VALUE		427,969	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		411,849	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4853	REPAIR/RRF	1,000	03/01/2003
E10629	NEW CONSTR	2,000	01/02/2003
B10580	NEW CONSTR	146,781	12/01/2002
R4645	REPAIR/RRF	4,000	12/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1051/1302	4/24/2002	WD	Q	V		28,700

GRANTOR: BKS INC
GRANTEE: VEAL ROBERT & MARSH
0929/0852 4/24/2000 WD U V 09 1,546,300
GRANTOR: SPRING LAKE ESTATES O
GRANTEE: BKS INC

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W25 S7 FOP=[YR=2003] W18 PTO=[YR=2003] N12 W8 S12 E8 \$ W15 S10 E29 N2 E2 N2 E2 N6 \$ S6 W2 S2 W2 S2 W9 N14 W13 S42 FOP=[YR=2003] S6 E41 N6 W41 \$ E41 N2 E5 FGR=[YR=2003] S2 E24 N26 W10 N4 W10 S4 W3 S1 W1 S23 \$ N23 E1 N1 E3 N4 E10 S4 E10 N7 E1 N12 \$ PTR= E15 UDG=[YR=2003] E29 S35 W29 N35 \$ W15 \$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							