BLOCK 16 LOT 11
IN OR 1545/1062
SPRING LAKE EST 4 REPLAT

DECKER KEVIN B & DEANA C
55241 BEAR RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197D-0016-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

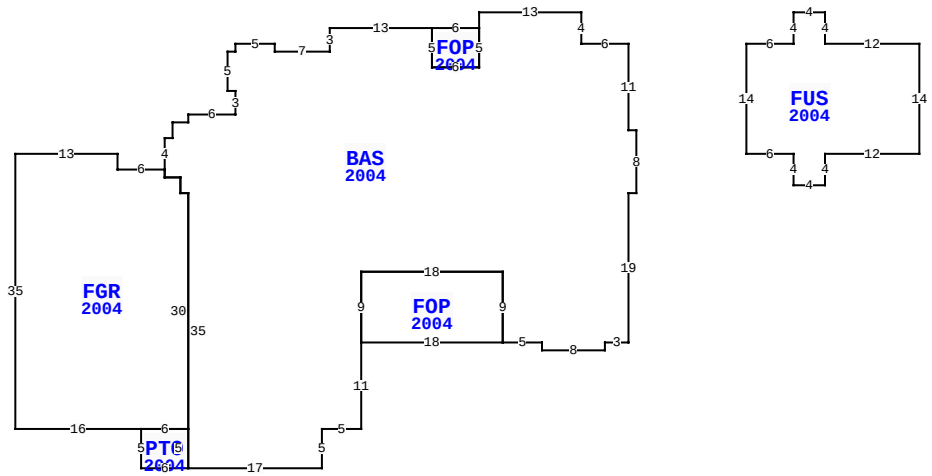
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,334	100	2004	2,334	275,127
FGR	747	55	2004	411	48,447
FOP	30	30	2004	9	1,061
FOP	162	30	2004	49	5,776
FUS	340	100	2004	340	40,078
PTO	30	5	2004	2	235
TOTALS	3,643			3,145	370,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,145	105.0640	138.68	436,149	2004	2004	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2005 Heated Area: 2674 HX Base Yr 2005



55241 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		370,727
TOTAL MARKET OB/XF VALUE		56,699
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		482,426
SOH/AGL Deduction		236,897
ASSESSED VALUE		245,529
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		189,807
TOTAL JUST VALUE		482,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001131	XFOB	14,200	03/01/2018
B15149	SWIM POOL	18,000	01/01/2005
M8021	H/AC	0	03/01/2004
B11950	NEW CONSTR	190,100	11/13/2003
R5600	REPAIR/RRF	0	11/13/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/1062	1/09/2008	QC	Q	I	01	100
GRANTOR: DECKER KEVIN B & DEAN						
GRANTEE: DECKER KEVIN B & DE						
0972/1509	2/28/2001	WD	Q	V		35,500
GRANTOR: BKS INC						
GRANTEE: DECKER KEVIN & DEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W6 N4 W13 S2 FOP=[YR=2004] W6 S5 E6 N5$ S5 W6 N5 W13 S3 W7 N1 W5 S1 W1 S5 E1 S3 W6 S1 W2 S2 W1 S4 FGR=[YR=2004] W6 N2 W13 S35 E16 PTO=[YR=2004] S5 E6 N5 W6$ E6 N30 W1 N2 W2 N1$ S1 E2 S2 E1 S35 E17 N5 E5 N11 FOP=[YR=2004] E18 N9 W18 S9$ N9 E18 S9 E5 S1 E8 N1 E3 N19 E1 N8 W1 N11$ PTR=E15 FUS=[YR=2004] E6 N4 E4 S4 E12 S14 W12 S4 W4 N4 W6 N14$ 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	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	6,090	
2	0812	CONCRETE C	0	100	0	0	1,755.00	SF	4.00	4.00	100	2004	2004	3	83	5,827	
3	0861	POOL GUNIT	0	100	0	0	529.00	SF	85.00	85.00	100	2005	2005	3	36	16,187	
4	0845	KOOL DECK	0	100	0	0	707.00	SF	7.25	7.25	100	2005	2005	3	84	4,306	
5	0476	VF 6 SBPL	0	100	0	0	420.00	LF	32.00	32.00	100	2007	2007	3	69	9,274	
6	0911	SCRN RM A	0	100	0	0	1,100.00	SF	17.50	17.50	100	2018	2018	3	78	15,015	

LAND DESCRIPTION

TOTAL OB/XF 56,699

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 02/26/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS