

BLOCK 16 LOT 12
IN OR 1030/1044
CONSERV ESMT PT OR 929/824

CREWS RONALD L II & RONDA B
55287 BEAR RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-197D-0016-0120



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	11	CLAY TILE 60
Interior Floo	14	CARPET 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
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2005	2,018	251,726
FGR	710	55	2005	390	48,649
FOP	28	30	2005	8	998
FOP	392	30	2005	118	14,719
STP	18	10	2005	2	250

TOTALS	3,166			2,536	316,342
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,333.00	SF	4.00
2	0861	POOL GUNIT	0	100	0	0	370.00	SF	85.00
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
4	0855	CONC PAVER	0	100	0	0	791.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	05/18/2020	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,536	110.2080	145.47	368,912	2005	2005	0	0	0 14.25	85.75
1 SNGL FAM - 100% - 2006											
Heated Area: 2018											
HX Base Yr 2006											

55287 BEAR RUN RD, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2005	2005	3	84	7,839	
100	2010	2010	3	56	17,612	
100	2010	2010	3	40	400	
100	2010	2010	3	90	4,983	

TOTAL OB/XF									
30,834									

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		316,342	
TOTAL MARKET OB/XF VALUE		30,834	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		402,176	
SOH/AGL Deduction		207,683	
ASSESSED VALUE		194,493	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		143,771	
TOTAL JUST VALUE		402,176	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20245	SWIM POOL	28,000	07/01/2007
M09427	MECH OTHER	0	03/01/2005
P08936	OTHER	0	02/01/2005
B14254	NEW CONSTR	0	12/20/2004
E14081	ELEC OTHER	3,000	12/01/2004
R7011	REPAIR/RRF	3,100	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1030/1044	1/11/2002	WD U	V	V	21
GRANTOR: BKS INC					
GRANTEE: CREWS RONALD L II &					
0929/0852	4/24/2000	WD U	V	V	09
GRANTOR: SPRING LAKE ESTATES O					
GRANTEE: BKS INC					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=2005] W42 BAS=[YR=2005] W22 S27 FGR=[YR=2005] S32 E6 S1 E10 N1 E6 N30 W2 N2 W20 \$ E20 S2 E2 S13 E11 FOP=[YR=2005] S2 E1 STP=[YR=2005] S3 E6 N3 W6 \$ E7 N2 W1 N2 W6 S2 W1 \$ E1 N2 E6 S2 E12 S5 E12 N36 W32 N7 W10 N4 \$ S4 E10 S7 E32 N11 \$.					