BLOCK 16 LOT 13
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

HESS JAMES & ALAINA B
55319 BEAR RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-197D-0016-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

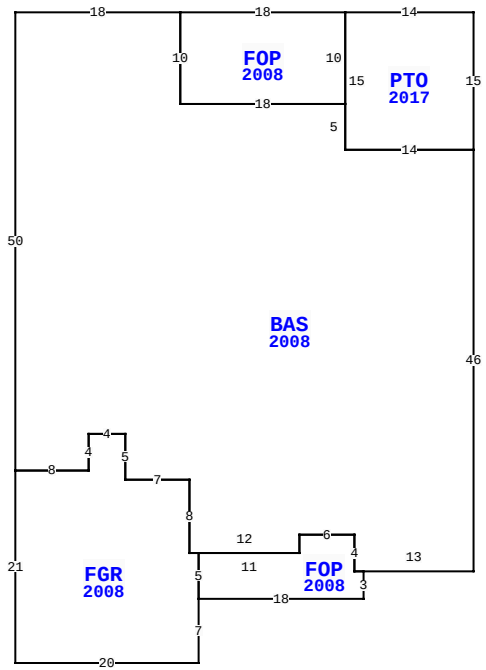
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,394	100	2008	2,394	334,072
FGR	420	55	2008	231	32,235
FOP	100	30	2008	30	4,186
FOP	180	30	2008	54	7,536
PTO	210	5	2017	10	1,396
TOTALS	3,304			2,719	379,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,719	114.9120	151.68	412,418	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2023 Heated Area: 2394 HX Base Yr



55319 BEAR RUN RD, CALLAHAN

BLD DATE	12/12/2008	RK	LGL DATE		
XF DATE	12/12/2008	RK	LAND DATE	04/04/2024	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		409,057
TOTAL MARKET OB/XF VALUE		42,559
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		506,616
SOH/AGL Deduction		10,215
ASSESSED VALUE		496,401
TOTAL EXEMPTION VALUE	96	496,401
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		506,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005632	SWIM POOL	30,000	07/01/2019
B1327617	GARAGE	47,525	08/01/2013
P12985	OTHER	0	01/01/2008
M12975	MECH OTHER	0	06/01/2007
E19256	ELEC OTHER	1,500	05/01/2007
P11316	OTHER	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2469/0679	5/28/2021	WD	Q	I	01	415,000
GRANTOR: STITH DONALD B & JESS						
GRANTEE: HESS JAMES & ALAINA						
2234/0034	10/26/2018	WD	Q	I	01	320,000
GRANTOR: TERRY ARTIE D & ROBYN						
GRANTEE: SMITH DONALD B & JE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W14 FOP=[YR=2008] W18 BAS=[YR=2008] W18 S50 FGR=[YR=2008] S21 E20 N7 FOP=[YR=2008] E18 N3 W1 N4 W6 S2 W11 S5$ N5 W1 N8 W7 N5 W4 S4 W8 $ E8 N4 E4 S5 E7 S8 E12 N2 E6 S4 E13 N46 W14 N5 W18 N10$ S10 E18 N10$ S15 E14 N15$.

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	0812	CONCRETE C	0	100	0	0	1,099.00	SF	4.00	4.00	100	2008	2008	3	88	3,868	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2019	2019	3	87	33,278	
3	0855	CONC PAVER	0	100	0	0	558.00	SF	10.00	10.00	100	2019	2019	3	97	5,413	

LAND DESCRIPTION

TOTAL OB/XF 42,559

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		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 06/10/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

BLOCK 16 LOT 13
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

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CALLAHAN, FL 32011

2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

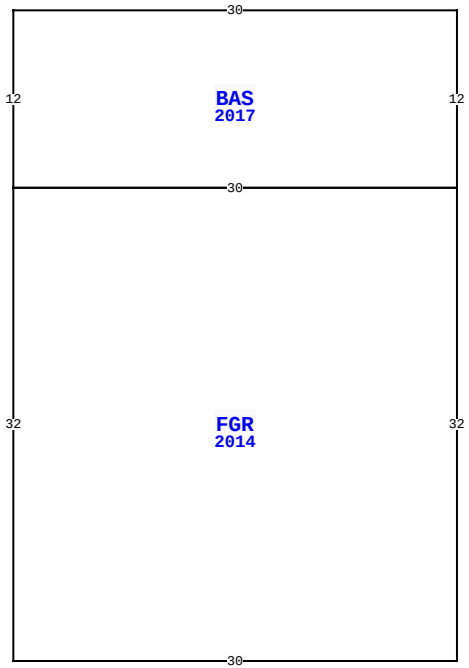
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2017	360	12,013
FGR	960	55	2014	528	17,619
TOTALS	1,320			888	29,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	888	65.5776	34.76	30,867	2013	2015	0	0	0	4.00	96.00

2 ACCESORY U – 100% - 2023 Heated Area: 360 HX Base Yr



55319 BEAR RUN RD, CALLAHAN

BLD DATE	12/12/2008	RK	LGL DATE	
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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	96	496,401
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		506,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18026	CO ISSUED	204,072	06/01/2006
B18026	NEW CONSTR	204,072	06/01/2006
R0609448	REPAIR/RRF	4,500	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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2234/0034	10/26/2018	WD	Q	I	01	320,000
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GRANTEE: SMITH DONALD B & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 S12 FGR=[YR=2014] S32 E30 N32 W30$ E30 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/10/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS