BLOCK 16 LOT 15
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

TEMPLE THOMAS & JENNIFER
55371 BEAR RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-197D-0016-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

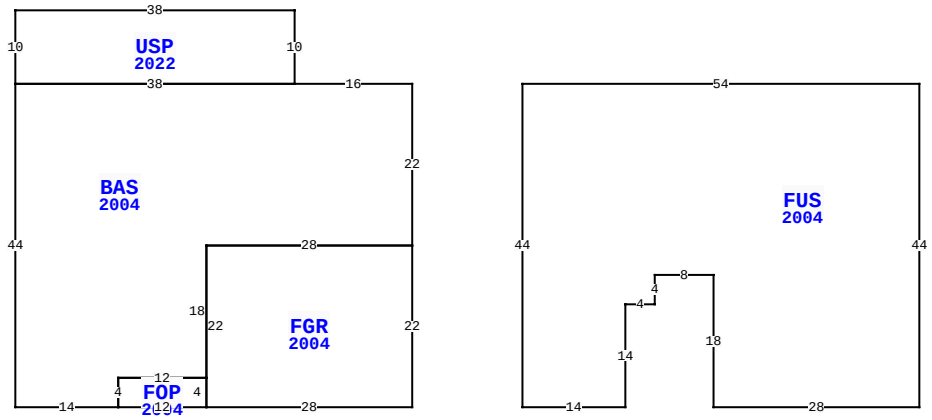
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,712	100	2004	1,712	200,959
FGR	616	55	2004	339	39,793
FOP	48	30	2004	14	1,644
FUS	2,176	100	2004	2,176	255,424
USP	380	30	2022	114	13,382
TOTALS	4,932			4,355	511,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,355	96.1400	126.90	552,650	2004	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2021 Heated Area: 3888 HX Base Yr 2021



55371 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		511,201
TOTAL MARKET OB/XF VALUE		87,654
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		653,855
SOH/AGL Deduction		235,121
ASSESSED VALUE		418,734
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		368,012
TOTAL JUST VALUE		653,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006525	ADDITION	24,177	04/26/2022
22005410	SWIM POOL	98,600	04/07/2022
21001883	SHED	14,051	02/17/2021
20005150	REPAIR/RRF	10,500	06/15/2020
B13035	XFOB	3,000	06/01/2004
B12162	NEW CONSTR	279,396	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2371/1781	6/22/2020	WD	Q	I	01	328,000
GRANTOR: CROOK RICKY E & SHERE						
GRANTEE: TEMPLE THOMAS & JEN						
1894/1688	12/13/2013	SW	U	I	12	207,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: CROOK RICKY E & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 USP=[YR=2022] N10 W38 S10 E38$ W38 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22$ N4 W12 S4$ N4 E12 N18 E28 N22$ PTR=E15 FUS=[YR=2004] E54 S44 W28 N18 W8 S4 W4 S14 W14 N44$ 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	0812	CONCRETE C	0	100	0	0	1,814.00	SF	4.00	4.00	100	2004	2004	3	83	6,022	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2021	2021	3	90	7,776	
3	0861	POOL GUNIT	0	100	0	0	595.00	SF	85.00	85.00	100	2022	2022	3	95	48,046	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
5	0855	CONC PAVER	0	100	0	0	545.00	SF	10.00	10.00	100	2022	2022	3	99	5,396	
6	0911	SCRN RM A	0	100	38	30	1,140.00	SF	17.50	17.50	100	2022	2022	3	93	18,554	

LAND DESCRIPTION

TOTAL OB/XF 87,654

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 01/20/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS