BLOCK 16 LOT 16
IN OR 1838/1851
CONSERV ESMT PT OR 929/824

REED DAVE A
55397 BEAR RUN RD
CALLAHAN, FL 32011

2025

46-2N-25-197D-0016-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

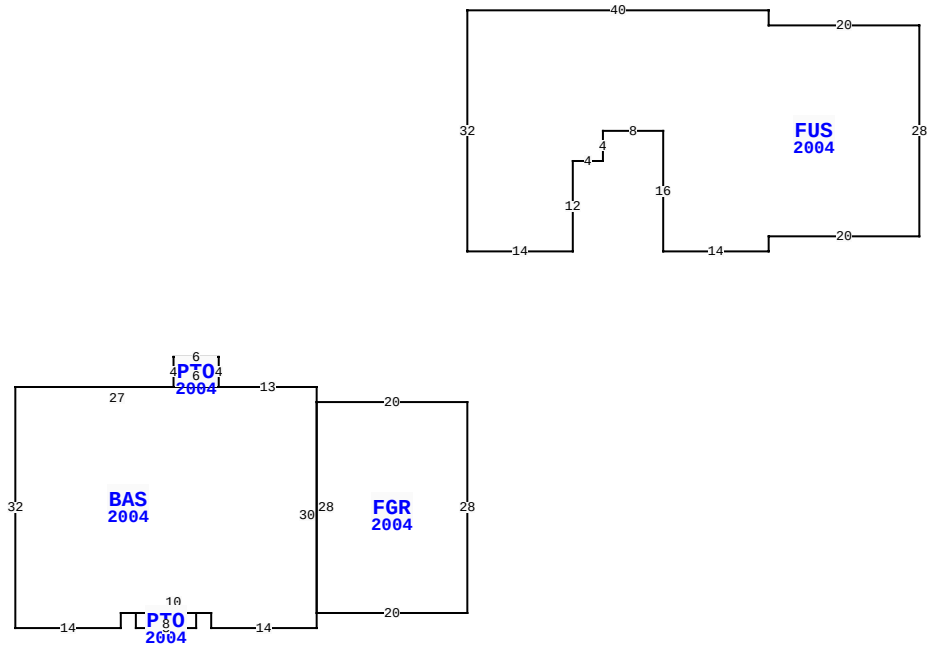
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,256	100	2004	1,256	150,185
FGR	560	55	2004	308	36,829
FUS	1,664	100	2004	1,664	198,971
PTO	16	5	2004	1	120
PTO	24	5	2004	1	120
TOTALS	3,520			3,230	386,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,230	100.6480	132.86	429,138	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2015 Heated Area: 2920 HX Base Yr 2015



55397 BEAR RUN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		386,224
TOTAL MARKET OB/XF VALUE		6,833
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		448,057
SOH/AGL Deduction		221,549
ASSESSED VALUE		226,508
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,786
TOTAL JUST VALUE		448,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12960	NEW CONSTR	210,837	06/01/2004
R6258	REPAIR/RRF	8,000	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1838/1851	2/05/2013	WD	Q	I	02	177,000
GRANTOR: GARNER JOHN B A & BRE						
GRANTEE: REED DAVE A						
1272/1489	11/10/2004	WD	Q	I		202,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: GARNER JOHN B A & B						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W20 BAS=[YR=2004] N2 W13 PTO=[YR=2004] N4 W6 S4 E6$ W27 S32 E14 N2 E2 PTO=[YR=2004] S2 E8 N2 W8$ E10 S2 E14 N30$ S28 E20 N28$ PTR=N20 FUS=[YR=2004] N32 E40 S2 E20 S28 W20 S2 W14 N16 W8 S4 W4 S12 W14$ S20$.

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	2,058.00	SF	4.00	4.00	100	2004	2004	3	83	6,833	

LAND DESCRIPTION

TOTAL OB/XF 6,833

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS