

NELSON LINK AVRAM & TINA
55640 BEAR RUN RD
CALLAHAN, FL 32011

46-2N-25-0000-0004-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD	20		FACE BRICK 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										
Exterior Wall		08	08		IRREGULAR 100		0900		01	3,103	104.4200	145.14	450,369	2013	2013	0	0	0	9.00	91.00	STANDARD										
Roof Structur		08	08		IRREGULAR 100		1		SNGL FAM		100% - 2022		Heated Area: 2502		HX		Base Yr 2022														
Roof Cover		03	03		COMP SHNGL 100		7		5		2.9		35		14		17		32												
Interior Wall		05	05		DRYWALL 100		5		7		34		32		28		10		14												
Interior Floo		12	12		HARDWOOD 70		3		8		13		12		5		24		16												
Interior Floo		14	14		CARPET 30		8		13		8		16		10		14		16												
Air Condition		03	03		CENTRAL 100		8		13		8		16		10		14		16												
Heating Type		04	04		AIR DUCTED 100		8		13		8		16		10		14		16												
Bedrooms					3 100																										
Bathrooms					2.5 100																										
Frame		02	02		WOOD FRAME 100																										
Stories		1.	1.		1. 100																										
Units		00	00		0 100																										
Occupancy		00	00		NONE 100																										
Quality		03	03		Quality Level 03																										
DOR CODE		0100	0100		SINGLE FAMILY																										
MAP NUM					MKT AREA																										
NEIGHBORHOOD/LOC		8010.00	8010.00																												
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS		2,502	100	2013	2,502	330,457																									
FGR		682	55	2013	375	49,529																									
FOP		270	30	2013	81	10,698																									
FOP		483	30	2013	145	19,151																									
TOTALS		3,937			3,103	409,836																									
EXTRA FEATURES		55640 BEAR RUN RD, CALLAHAN										BLD DATE				LGL DATE		05/05/2026		MLU											
												XF DATE				LAND DATE															
												INC DATE				AG DATE															
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															
2	0510	GARAGE WD-	0 100	35	47	1,645.00	SF	35.00	35.00	100	2013	2013	3	64	36,848																
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	94	1,880																
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000																
5	0911	SCRN RM A	0 100	0	0	925.00	SF	18.00	18.00	100	2014	2014	3	55	9,158																