

VALENTINE DEANNA S
55541 BEAR RUN ROAD
CALLAHAN, FL 32011

46-2N-25-197D-0013-0290

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT		CD	20		FACE BRICK 100		0900		MDL	01	2,631		106.4640		147.98		389,335		2004		2004		0		0		15.75		84.25	
Exterior Wall		03	03		GABLE/HIP 100		1		SNGL FAM		100%		- 2026		Heated Area: 2169		HX Base Yr 2026													
Roof Cover		03	03		COMP SHNGL 100																									
Interior Wall		05	05		DRYWALL 100																									
Interior Floo		14	14		CARPET 70																									
Interior Floo		11	11		CLAY TILE 30																									
Air Condition		03	03		CENTRAL 100																									
Heating Type		04	04		AIR DUCTED 100																									
Bedrooms					4 100																									
Bathrooms					2 100																									
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	8010		.00																									
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		2,169	100	2004	2,169	270,416																								
FEP		243	80	2012	194	24,186																								
FGR		465	55	2004	256	31,916																								
FOP		40	30	2004	12	1,496																								
TOTALS		2,917			2,631	328,015																								
EXTRA FEATURES		55541 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												