

BLOCK 14 LOT 19
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

STICE JUSTIN THOMAS & CAITLIN
55080 BEAR RUN RD
CALLAHAN, FL 32011

2026

46-2N-25-197D-0014-0190



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 80			
Interior Floo	12	HARDWOOD 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	2,473	100	2006	2,473	333,592
FGR	538	55	2006	296	39,929
FOP	42	30	2006	13	1,754
FSP	490	40	2006	196	26,439
PTO	50	5	2006	2	270
TOTALS	3,593			2,980	401,982

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,980	113.1760	157.31	468,784	2006	2006	0	0	0	14.25	85.75

1

SNGL FAM

100% - 2020

Heated Area: 2473

HX Base Yr 2020

The floor plan diagram illustrates a property layout with several distinct areas, each labeled with a code and the year 2006. The areas are: PTO (top center), FSP (top right), BAS (middle left), FGR (bottom left), and FOP (bottom center). The diagram includes numerous dimension lines indicating the size of each area and the overall lot. The areas are separated by walls or boundaries, and the overall shape is irregular. The labels are in blue text, and the dimensions are in black text.

BLD DATE	04/18/2007	DJ	LGL DATE	05/05/2026	MLU
XF DATE			LAND DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
D	VALUATION SUMMARY		
5	VALUATION BY		STANDARD
9)	Tax Group: 6	Tax Dist:	
	BUILDING MARKET VALUE		401,982
	TOTAL MARKET OB/XF VALUE		1,760
	TOTAL LAND VALUE - MARKET		65,000
	TOTAL MARKET VALUE		468,742
	SOH/AGL Deduction		162,342
	ASSESSED VALUE		306,400
	TOTAL EXEMPTION VALUE	HX HB	51,411
	BASE TAXABLE VALUE		254,989
	TOTAL JUST VALUE		468,742
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		450,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11204	MECH OTHER	0	03/01/2006
C17092	CO ISSUED	179,932	02/16/2006
E16734	ELEC OTHER	5,000	02/16/2006
P10713	OTHER	0	02/16/2006
R08891	REPAIR/RRF	3,000	02/16/2006
B17092	NEW CONSTR	179,932	02/16/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2295/0865	8/02/2019	WD	Q	I	01
SALE PRICE					
310,000					
GRANTOR: STOWE-KENYON MARY ANN					
GRANTEE: STICE JUSTIN THOMAS					
1897/1270	12/19/2013	WD	U	I	30
GRANTOR: KENYON BRIAN D & MARY					
GRANTEE: KENYON BRIAN DUANE					

EXTRA FEATURES										55080 BEAR RUN RD, CALLAHAN				INC DATE		AG DATE		FOR COST ESTIM	
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760			