BLOCK 14 LOT 25
IN OR 2103/552
CONSERV ESMT PT OR 929/824

DIGGS TERRY LEE/MORRELL THERESA ANN
55224 BEAR RUN ROAD
CALLAHAN, FL 32011

2026

46-2N-25-197D-0014-0250

BUILDING CHARACTERISTICS

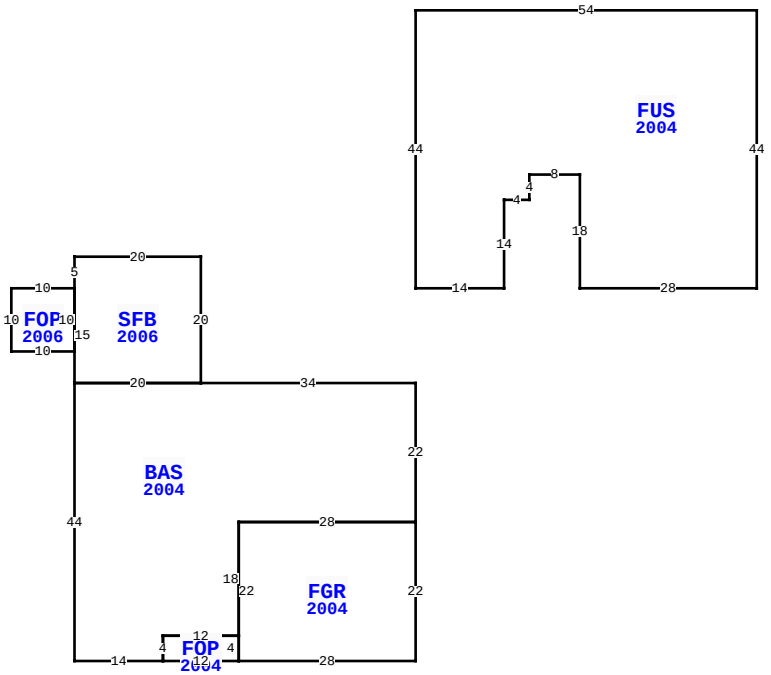
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
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	1,712	100	2004	1,712	205,871
FGR	616	55	2004	339	40,765
FOP	48	30	2004	14	1,683
FOP	100	30	2006	30	3,608
FUS	2,176	100	2004	2,176	261,668
SFB	400	80	2006	320	38,481
TOTALS	5,052			4,591	552,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,591	96.6640	134.36	616,847	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2005 Heated Area: 4208 HX Base Yr 2005



55224 BEAR RUN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

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
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2005	2005	3	21	907	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		552,078
TOTAL MARKET OB/XF VALUE		907
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		617,985
SOH/AGL Deduction		403,488
ASSESSED VALUE		214,497
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,086
TOTAL JUST VALUE		617,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006275	REPAIR/RRF	34,000	04/21/2022
B1531525	REPAIR/RRF	0	12/08/2015
M10968	MECH OTHER	0	01/01/2006
B0516856	ADDITION	48,628	12/01/2005
B15918	288 SQ FT	4,312	08/01/2005
B12961	NEW CONSTR	279,396	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/0552	2/24/2017	QC	U	I	11	2,642
GRANTOR: DIGGS TERRY LEE & THE						
GRANTEE: DIGGS TERRY LEE & T						
1272/1466	11/10/2004	WD	Q	I		219,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: DIGGS TERRY LEE & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W34 SFB=[YR=2006] N20W20 S5 FOP=[YR=2006] W10 S10 E10 N10$ S15 E20$ W20 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22$ N4 W12 S4$ N4 E12 N18 E28 N22$ PTR=N15 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14$ S15$.

LAND DESCRIPTION

TOTAL OB/XF 907

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	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS