

VEAL ROBERT C & MARSHA B
P O BOX 2131
CALLAHAN, FL 32011-2131

46-2N-25-197D-0014-0350

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION090001MDL2EFF. AREA2,998TOT ADJ PTS109.2280EFF. BASE RATE151.83REPL. COST NEW455,186AYB2003EYB2003ECON0FNCT0NORM016.50% COND83.50Exterior Wall03FACE BRICK 100Roof Structur03GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo14CARPET 60Interior Floo11CLAY TILE 40Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100Bedrooms4100Bathrooms2.5100Frame02WOOD FRAME 100Stories1.100Units0100Occupancy00NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREAO8NEIGHBORHOOD/LOC8010.00BAS1,90110020031,901241,005FGR66355200336546,274FOP246302003749,381FOP3183020039512,044PTO96520035634UDG1,01555200355870,742TOTALS4,2392,998380,080EXTRA FEATURES55460 BEAR RUN RD, CALLAHANBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/05/2026MLU

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUINIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006RSF-10.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTYVALUATION SUMMARYTax Group: 6Tax Dist:BUILT BUILDING MARKET VALUE380,080TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET65,000TOTAL MARKET VALUE445,080SOH/AGL Deduction245,453ASSESSED VALUE199,627TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE148,216TOTAL JUST VALUE445,080NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE427,969SALES DATAOFF RECORD NumberDATETYPEINSTQU / V / I / RSNCDSALE PRICE1051/13024/24/2002WD Q V28,700GRANTOR: BKS INCGRANTEE: VEAL ROBERT & MARSH0929/08524/24/2000WD U V 091,546,300GRANTOR: SPRING LAKE ESTATES OGRANTEE: BKS INCBUILDING NOTESCERTIFICATE OF TITLE REQUIRED FOR SALEBUILDING DIMENSIONS BAS=[YR=2003] W25 S7 FOP=[YR=2003] W18 PTO=[YR=2003] N12 W8 S12 E8 \$ W15 S10 E29 N2 E2 N2 E2 N6 \$ S6 W2 S2 W29 N14 W13 S42 FOP=[YR=2003] S6 E41 N6 W41 \$ E41 N2 E5 FGR=[YR=2003] S2 E24 N26 W10 N4 W10 S4 W3 S1 W1 S23 \$ N23 E1 N1 E3 N4 E10 S4 E10 N7 E1 N12 \$ PTR=E15 UDG=[YR=2003] E29 S35 W29 N35 \$ W15 \$.