

BLOCK 16 LOT 15
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

TEMPLE THOMAS & JENNIFER
55371 BEAR RUN RD
CALLAHAN, FL 32011

2026

46-2N-25-197D-0016-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	215,540
FGR	616	55	2004	339	42,680
FOP	48	30	2004	14	1,762
FUS	2,176	100	2004	2,176	273,958
USP	380	30	2022	114	14,352
TOTALS	4,932			4,355	548,293

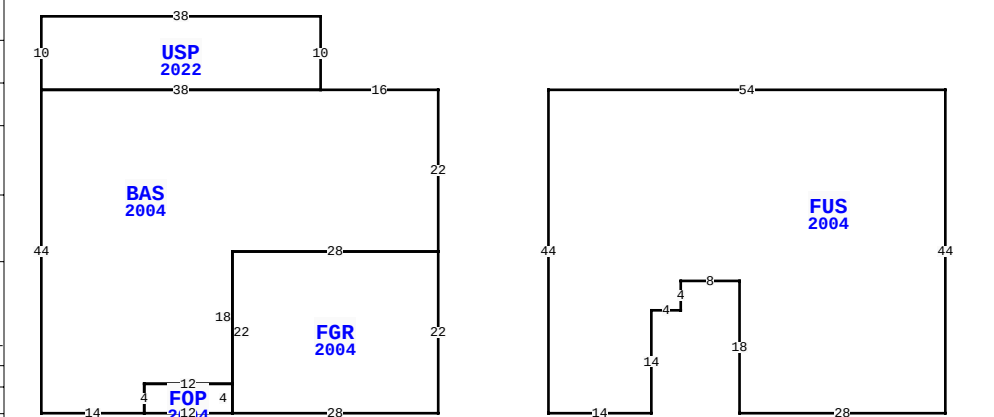
EXTRA FEATURES	
----------------	--

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	0940	SHEDS/PORT	0 100	12	24	288.00	SF	30.00	30.00	100	2021	2021	3	86	7,430	
3	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	60,000.00	100	2022	2022	05	100	60,000	
6	0911	SCRN RM A	0 100	38	30	1,140.00	SF	18.00	18.00	100	2022	2022	3	90	18,468	

LAND DESCRIPTION			TOTAL OB/XF 85,898													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	01/20/2023	BY	KW
-------------	------------	----	----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,355	101.2000	140.67	612,618	2004	2004	0	0	0 10.50	89.50
1 SNGL FAM			100% - 2021	Heated Area: 3888				HX Base Yr 2021			



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

55371 BEAR RUN RD, CALLAHAN	05/05/2026	MLU
-----------------------------	------------	-----

TOTAL OB/XF 85,898																
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	0940	SHEDS/PORT	0 100	12	24	288.00	SF	30.00	30.00	100	2021	2021	3	86	7,430	
3	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	60,000.00	100	2022	2022	05	100	60,000	
6	0911	SCRN RM A	0 100	38	30	1,140.00	SF	18.00	18.00	100	2022	2022	3	90	18,468	

TOTAL OB/XF 85,898																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	01/20/2023	BY	KW
-------------	------------	----	----

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0
-------------------	--------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		548,293			
TOTAL MARKET OB/XF VALUE		85,898			
TOTAL LAND VALUE - MARKET		65,000			
TOTAL MARKET VALUE		699,191			
SOH/AGL Deduction		269,151			
ASSESSED VALUE		430,040			
TOTAL EXEMPTION VALUE		51,411			
BASE TAXABLE VALUE		378,629			
TOTAL JUST VALUE		699,191			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		653,855			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006525	ADDITION	24,177	04/26/2022
22005410	SWIM POOL	98,600	04/07/2022
21001883	SHED	14,051	02/17/2021
20005150	REPAIR/RRF	10,500	06/15/2020
B13035	XFOB	3,000	06/01/2004
B12162	NEW CONSTR	279,396	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2371/1781	6/22/2020	WD	Q	I	01	328,000	
GRANTOR: CROOK RICKY E & SHERE							
GRANTEE: TEMPLE THOMAS & JEN							
1894/1688	12/13/2013	SW	U	I	12	207,000	
GRANTOR: BRANCH BANKING & TRUS							
GRANTEE: CROOK RICKY E & SHE							

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS=[YR=2004] W16 USP=[YR=2022] N10 W38 S10 E38\$ W38 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22\$ N4 W12 S4\$ N4 E12 N18 E28 N22\$ PTR=E15 FUS=[YR=2004] E54 S44 W28 N18 W8 S4 W4 S14 W14 N44\$ W15\$.																