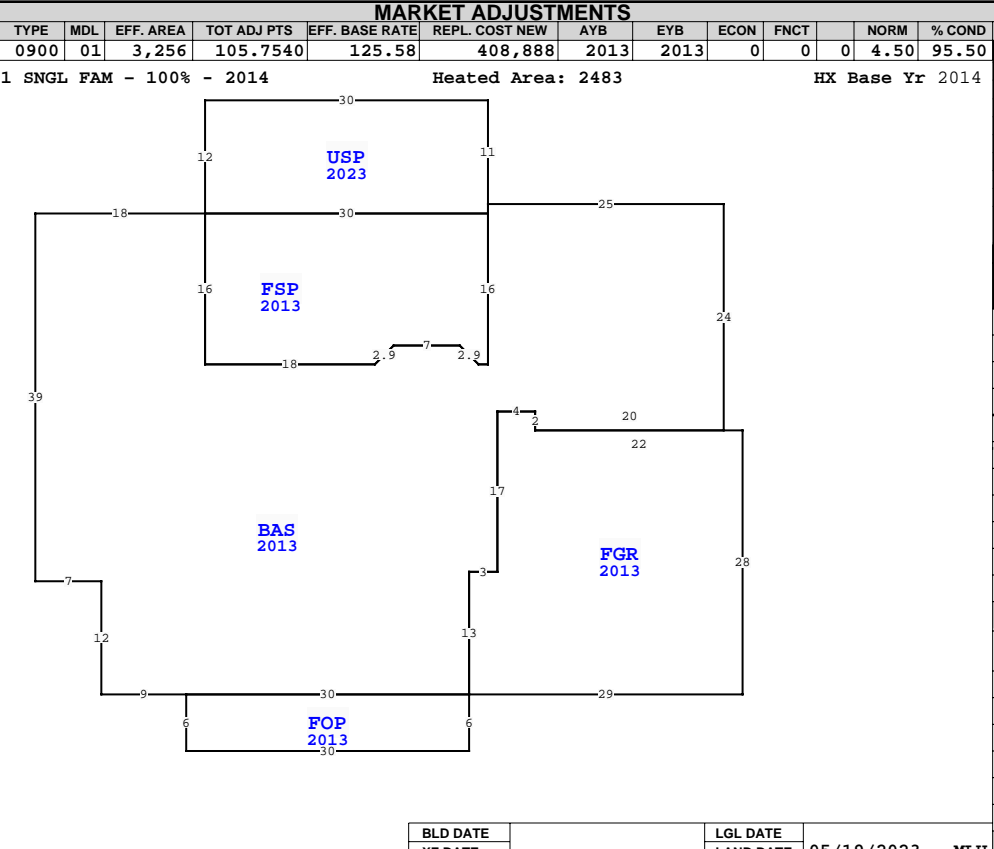




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	23	REINF CONC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	04	REIN CONC	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	5600	TIMBERLAND	70-79
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,483	100	2,483
FGR	775	55	426
FOP	180	30	54
FSP	462	40	185
USP	360	30	108
TOTALS	4,260		3,256
			390,488



NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		439,045
TOTAL MARKET OB/XF VALUE		47,970
TOTAL LAND VALUE - MARKET		257,000
TOTAL MARKET VALUE		548,844
SOH/AGL Deduction		230,472
ASSESSED VALUE		318,372
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		268,372
TOTAL JUST VALUE		744,015
NCON VALUE		19,160
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002933	GARAGE	99,720	03/06/2023
B1633285	SWIM POOL	29,000	10/01/2016
B1326968	CO ISSUED	0	11/01/2013
B1327614	GARAGE	97,488	08/01/2013
B1326968	NEW CONSTR	300,310	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/1868	8/08/2022	QC	U	I	11	100

GRANTOR: OWENS CARL WILLIAM &  
 GRANTEE: OWENS CAITLYN BRIAN  
 1797/1125 6/12/2012 WD Q V 01 105,000  
 GRANTOR: BENNETT'S PROPERTY SE  
 GRANTEE: OWENS CARL WILLIAM

EXTRA FEATURES

55755 BARTRAM TRL, CALLAHAN

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
1	0810	CONCRETE A	0	100	30	20		6.50	6.50	100	2013	2013	3	95	3,705	
2	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2016	2016	3	84	21,420	
3	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2016	2016	3	97	14,201	
4	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2016	2016	3	84	5,242	
5	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2016	2016	3	92	552	
6	1076	TRELLIS A	1	100	20	20		7.50	7.50	100	2023	2020		95	2,850	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W25 S1 S16 W1 U2L2 W7 D2L2 W18 N16 W18 S39 E7 S12 E9 E30 N13 E3 N17 E4 S2 E20 N24 \$  
 FGR=[YR=2013;ORIG=-27,52] E29 N28 W22 N2 W4 S17 W3 S13 \$  
 FSP=[YR=2013;ORIG=-25,1] W30 S16 E18 U2R2 E7 D2R2 E1 N16 \$  
 FOP=[YR=2013;ORIG=-57,52] S6 E30 N6 W30 \$  
 USP=[YR=2013;ORIG=-55,1] E30 N1 N11 W30 S12 \$

LAND DESCRIPTION		TOTAL OB/XF 47,970																						
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	35,000.00	35,000.00	56,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	10.20	AC		1.00	1.00	1.00	410.00	410.00	4,182							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	2.90	AC		1.00	1.00	1.00	550.00	550.00	1,595							
4	005902	A	HARDWOOD SI	0			0.00	0.00	0.30	AC		1.00	1.00	1.00	175.00	175.00	52							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	13.40	AC		1.00	1.00	1.00	15,000.00	15,000.00	201,000							

