LOT 5
RESERVE AT DEER RUN #1 PB 8/24

DESAI MIHIR/SHERLOCK MEGHAN
55182 BARTRAM TRAIL
CALLAHAN, FL 32011

2023

35-3N-25-1810-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

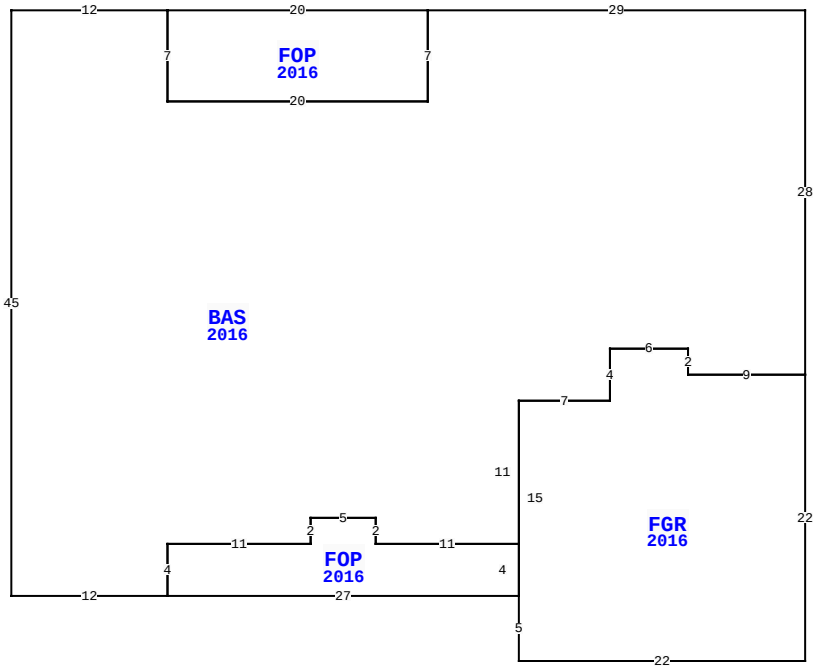
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2,115	289,151
FGR	482	55	265	36,229
FOP	118	30	35	4,785
FOP	140	30	42	5,742
TOTALS	2,855		2,457	335,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,457	118.0800	140.22	344,521	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 2023 Heated Area: 2115 HX Base Yr



55182 BARTRAM TR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	348,528
TOTAL MARKET OB/XF VALUE	9,130
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	407,658
SOH/AGL Deduction	0
ASSESSED VALUE	407,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	407,658
TOTAL JUST VALUE	407,658
NCON VALUE	12,620
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702636	GARAGE	27,054	05/01/2017
B1632861	CO ISSUED	0	12/16/2016
B1632861	NEW CONSTR	253,444	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2568/1945	5/31/2022	WD	Q	I	01	492,000
GRANTOR: MILLER DANIEL C & SUZ						
GRANTEE: DESAI MIHIR & MEGHA						
2090/1344	12/19/2016	WD	Q	I	01	254,800
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: MILLER DANIEL C & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 FOP=[YR=2016] W20 S7 E20 N7$ S7 W20 N7 W12S45 E12 FOP=[YR=2016] E27 FGR=[YR=2016] S5 E22 N22 W9 N2 W6 S4W7 S15$ N4 W11 N2 W5 S2 W11 S4$ N4 E11 N2 E5 S2 E11 N11 E7 N4 E6 S2 E9 N28$.

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
1	0811	CONCRETE B	0	0	0	0	1,810.00	SF	5.20	5.20	100	2016	2016	3	97	9,130	

LAND DESCRIPTION

TOTAL OB/XF 9,130

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	000134	C	SFR POND	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

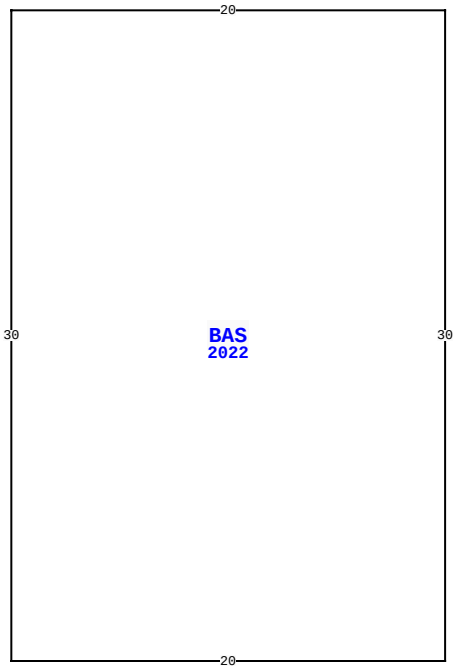
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	12,620
TOTALS	600		600	12,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	22.14	13,284	2017	2017	0	0	0	5.00	95.00

2 GARAGE RES – 0% - 2023 Heated Area: 600 HX Base Yr



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TOTAL JUST VALUE	407,658
NCON VALUE	12,620
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PREVIOUS YEAR MKT VALUE	342,638

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2090/1344	12/19/2016	WD	Q	I	01	254,800
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: MILLER DANIEL C & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S30 E20 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/02/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS