

LOT 9
IN OR 2031/1746
RESERVE AT DEER RUN #1 PB 8/24

ROGERS JASON LEE & TONI M
55278 BARTRAM TRAIL
CALLAHAN, FL 32011

2023

35-3N-25-1810-0009-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	10	ABOVE AVG 90	0900	01	2,114	115.8360	137.56	290,802	2016	2016	0	0	2.70	97.30	VALUATION BY STANDARD															
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 100% - 2017													Heated Area: 1946 HX Base Yr 2017														
Roof Structure	08	IRREGULAR 100														Tax Group: 4 Tax Dist:														
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 282,950														
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 75,873														
Interior Floor	14	CARPET 60														TOTAL LAND VALUE - MARKET 50,000														
Interior Floor	11	CLAY TILE 40														TOTAL MARKET VALUE 408,823														
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 157,654														
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 251,169														
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000														
Bathrooms	3	100														BASE TAXABLE VALUE 201,169														
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 408,823														
Stories	1.	1. 100	NCON VALUE 0																											
Units	0	100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 334,657																											
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	1,946	100	1,946	260,464																										
FOP	252	30	76	10,173																										
FOP	306	30	92	12,314																										
TOTALS 2,504 2,114 282,950																														
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													
1	0811	CONCRETE B	0	100	0	0	1,956.00	SF	5.20	5.20	100	2016	2016	3	97	9,866														
2	0861	POOL GUNIT	0	100	0	0	368.00	SF	85.00	85.00	100	2016	2016	3	84	26,275														
3	0845	KOOL DECK	0	100	0	0	408.00	SF	7.25	7.25	100	2016	2016	3	97	2,869														
4	0855	CONC PAVER	0	100	0	0	265.00	SF	10.00	10.00	100	2016	2016	3	97	2,571														
5	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2016	2016	3	84	14,700														
6	0810	CONCRETE A	0	100	0	0	130.00	SF	6.50	6.50	100	2016	2016	3	97	820														
7	0855	CONC PAVER	0	100	0	0	1,136.00	SF	10.00	10.00	100	2020	2020	3	99	11,246														
8	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	100	2020	2020	3	98	7,526														
TOTAL OB/XF 75,873																														
LAND DESCRIPTION																														
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	000100	C	SFR	100		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																														