LOT 12
IN OR 2065/162
RESERVE AT DEER RUN #1 PB 8/24

DEESE STEVEN LEE
55458 BARTRAM TRAIL
CALLAHAN, FL 32011

2023

35-3N-25-1810-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

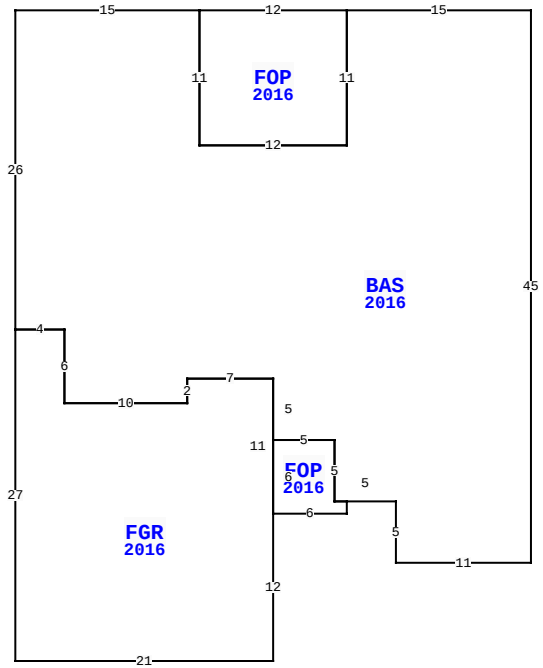
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,372	100	1,372	185,860
FGR	479	55	263	35,627
FOP	31	30	9	1,219
FOP	132	30	40	5,419
TOTALS	2,014		1,684	228,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,684	117.0000	138.94	233,975	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 0 Heated Area: 1372 HX Base Yr



55458 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	228,126
TOTAL MARKET OB/XF VALUE	24,326
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	302,452
SOH/AGL Deduction	44,204
ASSESSED VALUE	258,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,248
TOTAL JUST VALUE	302,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631798	CO ISSUED	0	05/20/2016
B1631796	NEW CONSTR	182,417	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2065/0162	8/12/2016	WD	Q	I	01	185,000
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: DEESE STEVEN LEE						
2008/1345	10/13/2015	WD	Q	V	05	80,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] W12 S11 E12 N11$ S11 W12 N11 W15 S26 FGR=[YR=2016] S27 E21 N12 FOP=[YR=2016] E6 N1 W1 N5 W5 S6$ N11 W7 S2 W10 N6 W4$ E4 S6 E10 N2 E7 S5 E5 S5 E5 S5 E11 N45$.

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	1,488.00	SF	5.20	5.20	100	2016	2016	3	97	7,505	
2	0810	CONCRETE A	0	0	0	0	378.00	SF	6.50	6.50	100	2016	2016	3	97	2,383	
3	0476	VF 6 SBPL	0	0	0	0	470.00	LF	32.00	32.00	100	2019	2019	3	96	14,438	

LAND DESCRIPTION

TOTAL OB/XF 24,326

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	000100	C	SFR	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