LOT 51
RESERVE AT DEER RUN #1 PB 8/24

BARCO JAMES/
53140 EQUESTRIAN WAY
CALLAHAN, FL 32011

2023

35-3N-25-1810-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

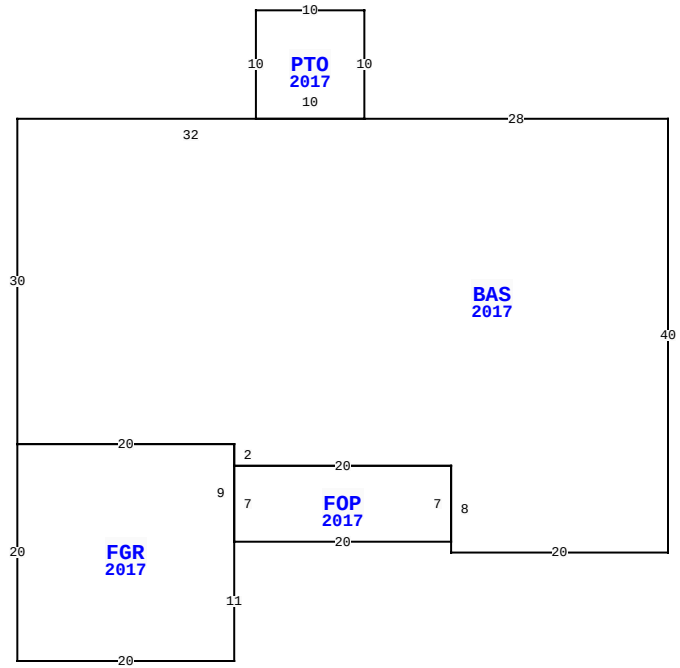
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	2,040	100	2,040	274,203
FGR	400	55	220	29,571
FOP	140	30	42	5,645
PTO	100	5	5	672
TOTALS	2,680		2,307	310,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,307	117.6000	139.65	322,173	2017	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2021 Heated Area: 2040 HX Base Yr 2021



53140 EQUESTRIAN WAY, 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		310,092
TOTAL MARKET OB/XF VALUE		53,149
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		413,241
SOH/AGL Deduction		117,372
ASSESSED VALUE		295,869
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,869
TOTAL JUST VALUE		413,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007399	NEW CONSTR	28,000	12/01/2017
1704932	CO ISSUED	0	06/05/2017
1701378	NEW CONSTR	0	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	1/24/2020	CN	Q	I	01	326,000
GRANTOR: DARROW ROBERT & KATHE						
GRANTEE: BARCO JAMES						
2124/1418	6/05/2017	WD	Q	I	01	265,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: DARROW ROBERT & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W28 PTO=[YR=2017] N10 W10 S10 E10$ W32 S30
FGR=[YR=2017] S20 E20 N11 FOP=[YR=2017] E20 N7 W20 S7$ N9
W20$ E20 S2 E20 S8 E20 N40$.

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	100	0	0	1,017.00	SF	5.20	5.20	100	2017	2017	3	97	5,130	
2	0861	POOL GUNIT	0	100	0	0	380.00	SF	85.00	85.00	100	2018	2018	3	90	29,070	
3	0855	CONC PAVER	0	100	0	0	863.00	SF	10.00	10.00	100	2018	2018	3	98	8,457	
4	0351	CARPORT MT	0	100	40	16	640.00	SF	10.00	10.00	100	2021	2021	3	97	6,208	
5	0351	CARPORT MT	0	100	40	16	640.00	SF	6.90	6.90	100	2021	2021	3	97	4,284	

LAND DESCRIPTION

TOTAL OB/XF 53,149

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	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 02/11/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS