LOT 52
RESERVE AT DEER RUN #1 PB 8/24

FISCHER THEODORE J TRUST/FISCHER THEODORE J TRUSTE
53250 EQUESTRIAN WAY
CALLAHAN, FL 32011

2023

35-3N-25-1810-0052-0000

BUILDING CHARACTERISTICS

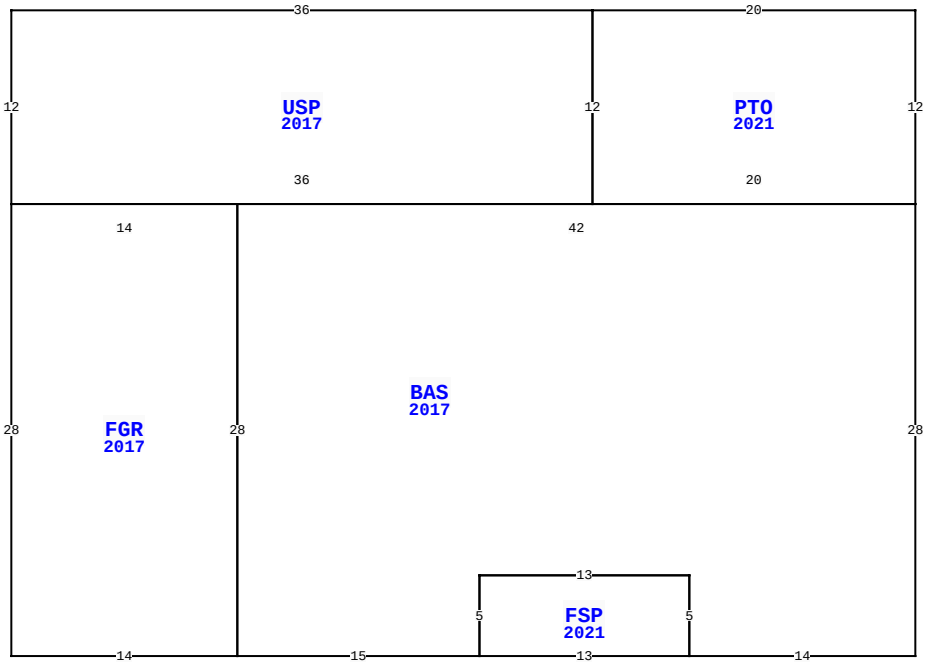
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,111	100	1,111	156,209
FGR	392	55	216	30,370
FSP	65	40	26	3,656
PTO	240	5	12	1,687
USP	432	30	130	18,278
TOTALS	2,240		1,495	210,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,495	123.0120	146.08	218,390	2017	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2022 Heated Area: 1111 HX Base Yr 2022



53250 EQUESTRIAN WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,992
TOTAL MARKET OB/XF VALUE		5,266
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		283,258
SOH/AGL Deduction		98,629
ASSESSED VALUE		184,629
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,629
TOTAL JUST VALUE		283,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004612	ADDITION	24,799	08/01/2017
17006076	CO ISSUED	0	07/07/2017
1700965	NEW CONSTR	144,411	02/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/0754	6/14/2021	WD	Q	I	02	290,000
GRANTOR: LANNING GREGORY R & T						
GRANTEE: FISCHER THEODORE J						
2133/0788	7/14/2017	WD	Q	I	01	179,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: LANNING GREGORY R &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W20 USP=[YR=2017] W36 S12 FGR=[YR=2017] S28 E14 BAS=[YR=2017] E15 FSP=[YR=2021] E13 N5W13 S5$ N5 E13 S5 E14 N28 W42 S28$ N28 W14$ E36 N12$ S12 E20 N12$. .

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	1,044.00	SF	5.20	5.20	100	2017	2017	3	97	5,266	

LAND DESCRIPTION

TOTAL OB/XF 5,266

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 12/03/2019 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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

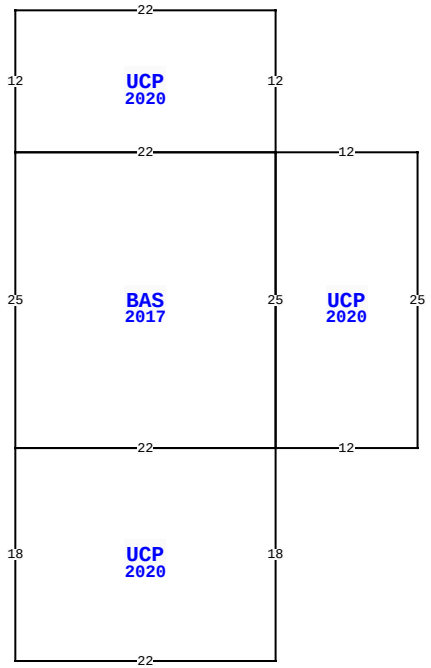
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	550	13,188
UCP	264	20	53	1,271
UCP	300	20	60	1,438
UCP	396	20	79	1,894
TOTALS	1,510		742	17,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	742	72.1050	25.24	18,728	2017	2017	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2022 Heated Area: 550 HX Base Yr 2022



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GRANTOR: FRANKLIN BRENTON M						
GRANTEE: LANNING GREGORY R &						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2020] W22 S12 BAS=[YR=2017] S25 UCP=[YR=2020] S18 E22 N18 W22$ E22 UCP=[YR=2020] E12 N25 W12 S25$ N25 W22$ E22 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/03/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS