LOT 61
RESERVE AT DEER RUN #1 PB 8/24

ALBRITTON ADAM G & AMANDA L
54307 TROTTER LANE
CALLAHAN, FL 32011

2023

35-3N-25-1810-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

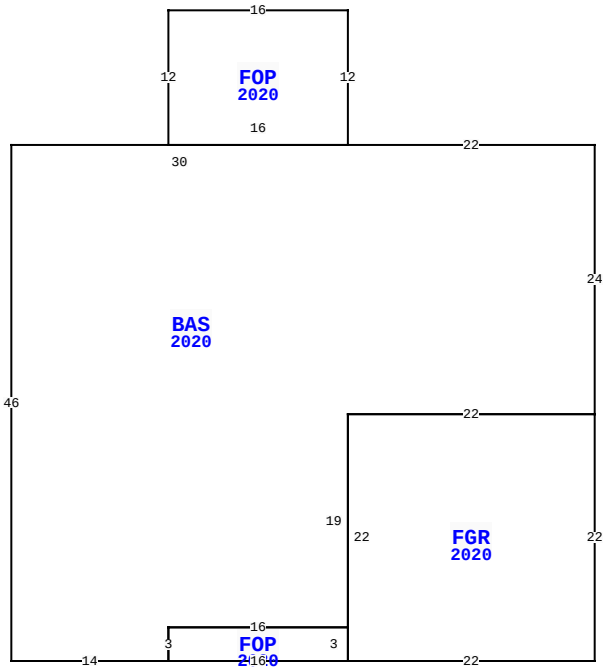
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,860	100	1,860	235,613
FGR	484	55	266	33,695
FOP	48	30	14	1,773
FOP	192	30	58	7,347
TOTALS	2,584		2,198	278,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,198	107.2120	127.31	279,827	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1860 HX Base Yr 2021



54307 TROTTER LN, 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		278,428
TOTAL MARKET OB/XF VALUE		11,372
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		339,800
SOH/AGL Deduction		148,345
ASSESSED VALUE		191,455
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,455
TOTAL JUST VALUE		339,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000920	CO ISSUED	0	01/30/2020
19009355	NEW CONSTR	257,969	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/0650	8/12/2019	WD	Q	V	01	48,000
GRANTOR: EGERER CHARLES M &						
GRANTEE: ALBRITTON ADAM G &						
1903/0204	2/13/2014	WD	U	V	37	16,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: EGERER CHARLES M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W22 FOP=[YR=2020] N12 W16 S12 E16$ W30 S46 E14 FOP=[YR=2020] E16 FGR=[YR=2020] E22 N22 W22 S22$ N3 W16 S3$ N3 E16 N19 E22 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0811	CONCRETE B	0	100	0	0	1,536.00	SF	5.20	5.20	100	2020	2020	3	99	7,907	

LAND DESCRIPTION

TOTAL OB/XF 11,372

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 03/22/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS