LOTS 62 & 63
IN OR 1903/529
RESERVE AT DEER RUN #1 PB 8/24

THRIFT SARAH E/EGERER CHARLES M
54261 TROTTER LN
CALLAHAN, FL 32011

2023

35-3N-25-1810-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

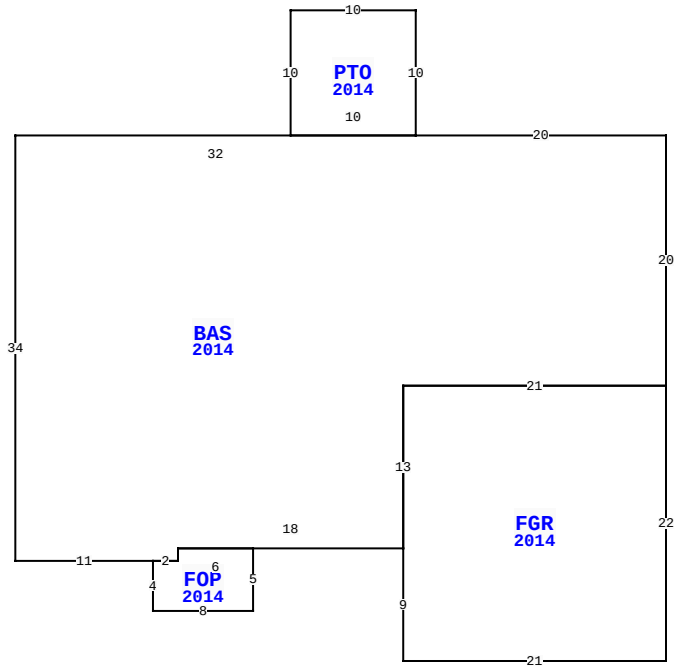
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,456	100	1,456	180,196
FGR	462	55	254	31,436
FOP	38	30	11	1,362
PTO	100	5	5	619
TOTALS	2,056		1,726	213,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,726	108.0000	128.25	221,360	2014	2014	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2015 Heated Area: 1456 HX Base Yr 2015



54261 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		231,497
TOTAL MARKET OB/XF VALUE		12,316
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		343,813
SOH/AGL Deduction		140,182
ASSESSED VALUE		203,631
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,631
TOTAL JUST VALUE		343,813
NCON VALUE		6,250
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005074	GARAGE	43,075	04/22/2021
B1428505	CO ISSUED	0	10/15/2014
B1428505	NEW CONSTR	177,378	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/0529	2/13/2014	WD	U	V	37	33,900
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: EGERER CHARLES M &						
1789/1249	3/30/2012	WD	U	I	11	300,000
GRANTOR: SYNOVUS BANK						
GRANTEE: G&H LAND & TIMBER I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 PTO=[YR=2014] N10 W10 S10 E10$ W32 S34 E11 FOP=[YR=2014] S4 E8 N5 W6 S1 W2$ E2 N1 E18 FGR=[YR=2014] S9 E21 N22 W21 S13$ N13 E21 N20$.

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	1,228.00	SF	5.20	5.20	100	2014	2014	3	95	6,066	
2	0351	CARPORT MT	0	100	25	25	625.00	SF	10.00	10.00	100	2022	2022	3	100	6,250	

LAND DESCRIPTION

TOTAL OB/XF 12,316

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							
2	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 09/29/2021 BY KB Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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

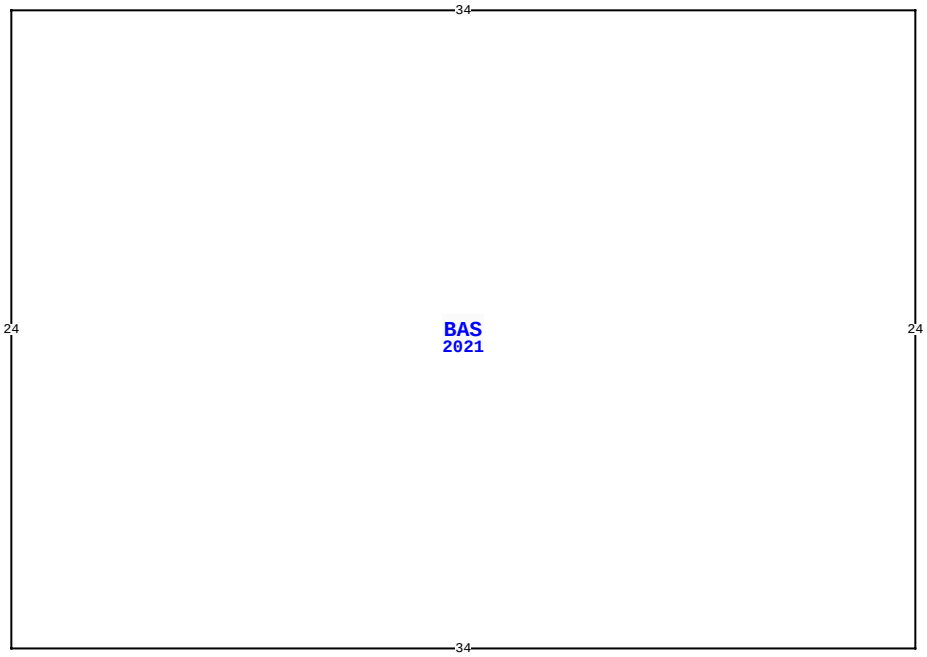
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	17,885
TOTALS	816		816	17,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	816	63.2500	22.14	18,066	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2015 Heated Area: 816 HX Base Yr 2015



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GRANTOR: SYNOVUS BANK						
GRANTEE: G&H LAND & TIMBER I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W34 S24 E34 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/29/2021 BY KB Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS