LOT 65
IN OR 2024/1898
RESERVE AT DEER RUN #1 PB 8/24

TALLEY STEVEN & DEBRA
54213 TROTTER LANE
CALLAHAN, FL 32011

2023

35-3N-25-1810-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

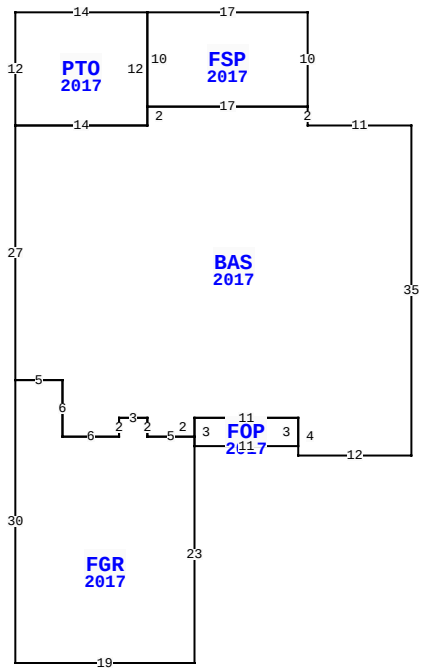
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,386	100	1,386	177,425
FGR	492	55	271	34,691
FOP	33	30	10	1,280
FSP	170	40	68	8,705
PTO	168	5	8	1,024
TOTALS	2,249		1,743	223,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,743	112.0000	133.00	231,819	2017	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2018 Heated Area: 1386 HX Base Yr 2018



54213 TROTTER LN, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,161
TOTAL MARKET OB/XF VALUE		6,426
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		299,587
SOH/AGL Deduction		97,118
ASSESSED VALUE		202,469
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,469
TOTAL JUST VALUE		299,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007892	GARAGE	47,756	01/01/2018
17002116	CO ISSUED	0	10/31/2017
17002116	NEW CONSTR	179,629	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2024/1898	1/19/2016	WD	Q	V	02	29,900
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: TALLEY STEVEN & DEB						
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=2017] W11 N2 FSP=[YR=2017] N10 W17 PTO=[YR=2017] W14 S12 E14 N12$ S10 E17$ W17 S2 W14 S27 FGR=[YR=2017] S30 E19 N23 FOP=[YR=2017] E11 N3 W11 S3$ N1 W5 N2 W3 S2 W6 N6 W5$ E5 S6 E6 N2 E3 S2 E5 N2 E11 S4 E12 N35$.

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	1,274.00	SF	5.20	5.20	100	2017	2017	3	97	6,426	

LAND DESCRIPTION

TOTAL OB/XF 6,426

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

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2023

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BUILDING CHARACTERISTICS

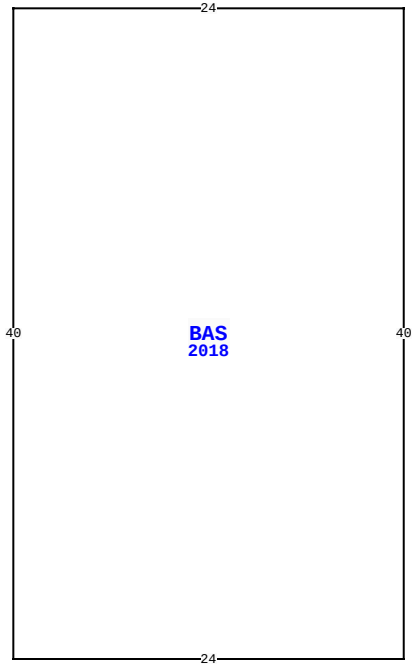
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	960	100	960	20,035
TOTALS	960		960	20,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	62.1000	21.74	20,870	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2018 Heated Area: 960 HX Base Yr 2018



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S40 E24 N40$.

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 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