LOT 66
RESERVE AT DEER RUN #1 PB 8/24

MICHAELS BARRETT
54191 TROTTER LN
CALLAHAN, FL 32011

2023

35-3N-25-1810-0066-0000

BUILDING CHARACTERISTICS

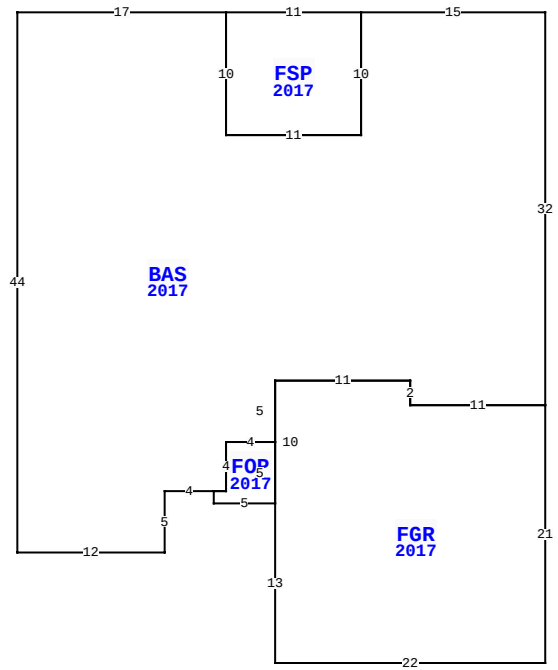
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,435	100	1,435	194,858
FGR	484	55	266	36,120
FOP	21	30	6	814
FSP	110	40	44	5,975
TOTALS	2,050		1,751	237,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,751	118.8000	141.08	247,031	2017	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2018 Heated Area: 1435 HX Base Yr 2018



54191 TROTTER LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,767
TOTAL MARKET OB/XF VALUE		8,024
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		295,791
SOH/AGL Deduction		103,479
ASSESSED VALUE		192,312
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,312
TOTAL JUST VALUE		295,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002124	CO ISSUED	0	10/30/2017
17002124	NEW CONSTR	184,350	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	1/28/2019	CN	U	I	11	100
GRANTOR: FENDER KALEY M						
GRANTEE: MICHAELS BARRETT						
9999/9999	11/09/2017	CN	Q	I	01	207,700
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: MICHAELS BARRETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FSP=[YR=2017] W11 S10 E11 N10$ S10 W11 N10 W17 S44 E12 N5 E4 FOP=[YR=2017] S1 E5 FGR=[YR=2017] S13 E22 N21 W11 N2 W11 S10$ N5 W4 S4 W1$ E1 N4 E4 N5 E11 S2 E11 N32$.

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
1	0812	CONCRETE C	0	100	0	0	2,068.00	SF	4.00	4.00	100	2017	2017	3	97	8,024	

LAND DESCRIPTION

TOTAL OB/XF 8,024

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
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 11/02/2017 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS