LOTS 69 70 & 71
IN OR 2121/111
RESERVE AT DEER RUN #1 PB 8/24

MITCHELL MICHAEL A
54059 TROTTER LN
CALLAHAN, FL 32011

2023

35-3N-25-1810-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

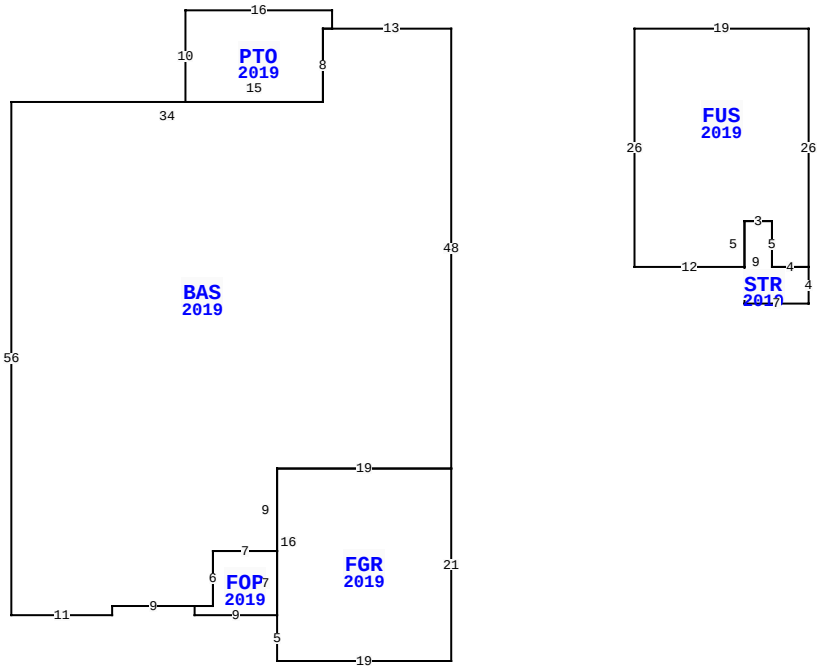
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,436	100	2,436	312,211
FGR	399	55	219	28,068
FOP	51	30	15	1,923
FUS	479	100	479	61,391
PTO	152	5	8	1,026
STR	43	10	4	513
TOTALS	3,560		3,161	405,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,161	109.0200	129.46	409,223	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2915 HX Base Yr 2020



54059 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		405,131
TOTAL MARKET OB/XF VALUE		5,143
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		560,274
SOH/AGL Deduction		164,600
ASSESSED VALUE		395,674
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		345,674
TOTAL JUST VALUE		560,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001648	CO ISSUED	0	02/20/2019
18005392	NEW CONSTR	353,157	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/0111	5/18/2017	WD	Q	V	01	64,700
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: MITCHELL MICHAEL A						
2115/0879	4/21/2017	WD	U	V	11	100
GRANTOR: BENNETT'S PROPERTY SE						
GRANTEE: G&H LAND & TIMBER I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 PTO=[YR=2019] N2 W16 S10 E15 N8 E1$ W1 S8 W34 S56 E11 N1 E9 FOP=[YR=2019] S1 E9 FGR=[YR=2019] S5 E19 N21 W19 S16$ N7 W7 S6 W2$ E2 N6 E7 N9 E19 N48$ PTR=E20 FUS=[YR=2019] E19 S26 STR=[YR=2019] S4 W7 N9 E3 S5 E4$ W4 N5 W3 S5 W12 N26$ W20$.

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	999.00	SF	5.20	5.20	100	2019	2019	3	99	5,143	

LAND DESCRIPTION

TOTAL OB/XF 5,143

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	0006	OR	0.00	0.00	3.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	150,000							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS