LOT 74
IN OR 1939/236
RESERVE AT DEER RUN #1 PB 8/24

JACKSON LARRY G JR & TREANA
55127 BARTRAM TRAIL
CALLAHAN, FL 32011

2023

35-3N-25-1810-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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

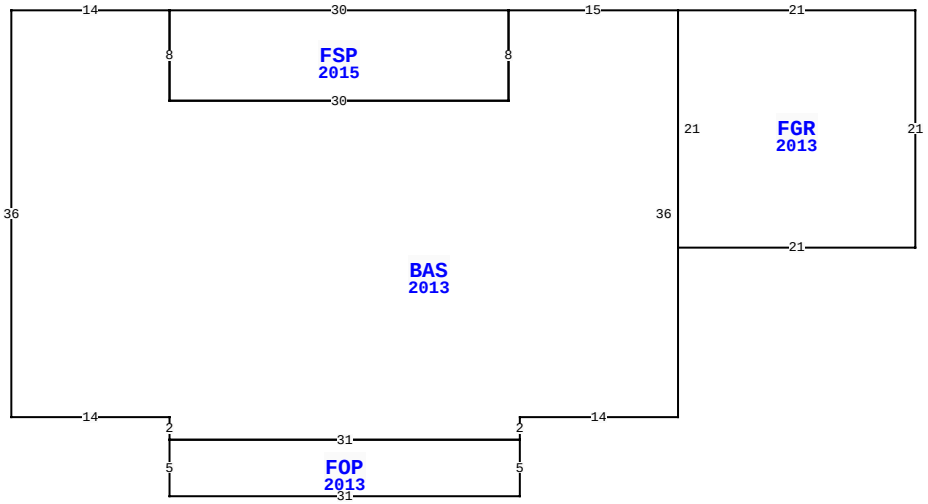
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	1,946	232,292
FGR	441	55	243	29,006
FOP	155	30	46	5,491
FSP	240	40	96	11,459
TOTALS	2,782		2,331	278,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,331	107.8000	128.01	298,391	2013	2013	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2021 Heated Area: 1946 HX Base Yr 2021



55127 BARTRAM TRL, 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		305,049
TOTAL MARKET OB/XF VALUE		9,021
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		364,070
SOH/AGL Deduction		76,900
ASSESSED VALUE		287,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,170
TOTAL JUST VALUE		364,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002850	GARAGE	67,620	04/01/2020
B1226530	CO ISSUED	0	09/03/2014
P1216205	NEW CONSTR	0	11/01/2012
E1225563	NEW CONSTR	0	11/01/2012
M1217761	H/AC	0	11/01/2012
B1226530	NEW CONSTR	226,936	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1939/0236	9/18/2014	WD	Q	I	01	210,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: JACKSON LARRY GENE						
1828/1165	11/07/2012	WD	U	V	40	29,900
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2013] W21 BAS=[YR=2013] W15 FSP=[YR=2015] W30 S8 E30 N8$ S8 W30 N8 W14 S36 E14 S2 FOP=[YR=2013] S5 E31 N5 W31$ E31 N2 E14 N36$ S21 E21 N21$.

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	0812	CONCRETE C	0	100	0	0	2,374.00	SF	4.00	4.00	100	2013	2013	3	95	9,021	

LAND DESCRIPTION

TOTAL OB/XF 9,021

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/11/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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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

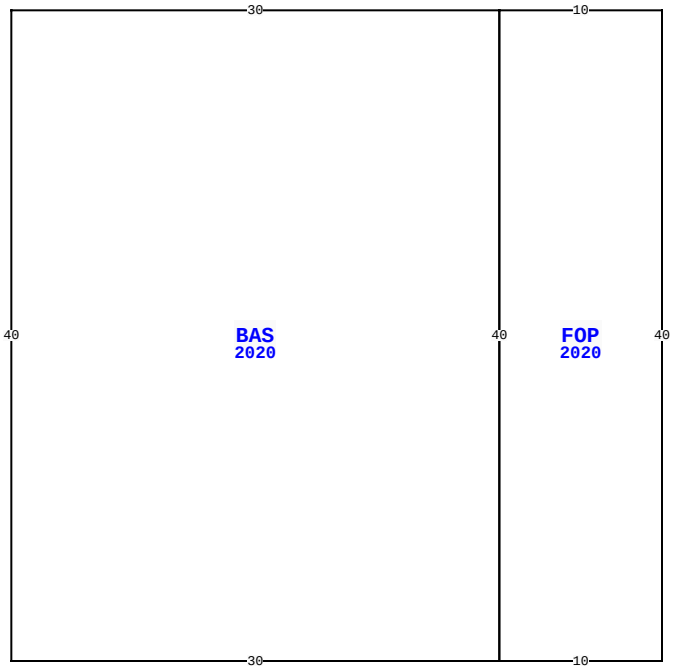
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	24,363
FOP	400	30	120	2,437
TOTALS	1,600		1,320	26,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,320	59.8000	20.93	27,628	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2021 Heated Area: 1200 HX Base Yr 2021



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GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W10 BAS=[YR=2020] W30 S40 E30 N40$ S40 E10 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/11/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS