LOT 77
IN OR 2223/718
RESERVE AT DEER RUN #1 PB 8/24

WYNN JOHN MARK & WANDA GAIL
55295 BARTRAM TRAIL
CALLAHAN, FL 32011

2023

35-3N-25-1810-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 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

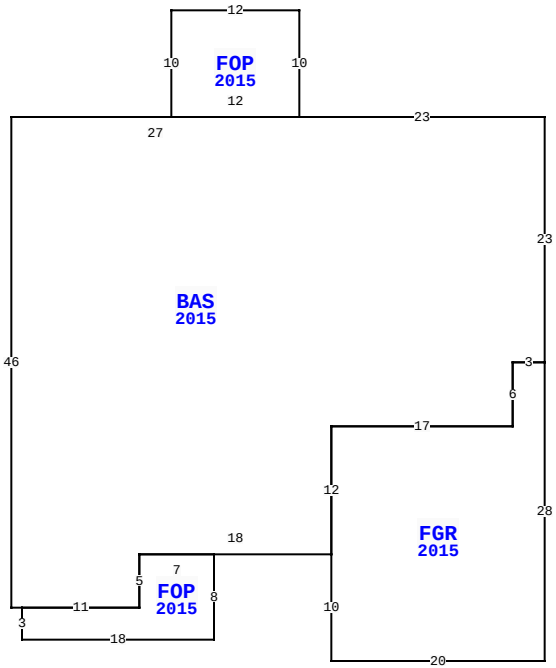
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100	1,852	236,663
FGR	458	55	252	32,202
FOP	89	30	27	3,450
FOP	120	30	36	4,601
TOTALS	2,519		2,167	276,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,167	110.9360	131.74	285,481	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 1852 HX Base Yr 2019



55295 BARTRAM TR, 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		305,517
TOTAL MARKET OB/XF VALUE		5,741
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		361,258
SOH/AGL Deduction		111,866
ASSESSED VALUE		249,392
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,392
TOTAL JUST VALUE		361,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007450	GARAGE	57,960	08/19/2020
B1530687	CO ISSUED	0	11/01/2015
B1530687	NEW CONSTR	233,990	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2223/0718	9/11/2018	WD	Q	I	01	270,000
GRANTOR: ANDONISIO KENNETH II						
GRANTEE: WYNN JOHN MARK & WA						
2054/1338	6/20/2016	WD	Q	I	01	232,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ANDONISIO KENNETH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W23 FOP=[YR=2015] N10 W12 S10 E12$ W27 S46 E1 FOP=[YR=2015] S3 E18 N8 W7 S5 W11$ E11 N5 E18 FGR=[YR=2015] S10 E20 N28 W3 S6 W17 S12$ N12 E17 N6 E3 N23$.

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	0810	CONCRETE A	0	100	0	0	920.00	SF	6.50	6.50	100	2015	2015	3	96	5,741	

LAND DESCRIPTION

TOTAL OB/XF 5,741

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 03/22/2021 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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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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

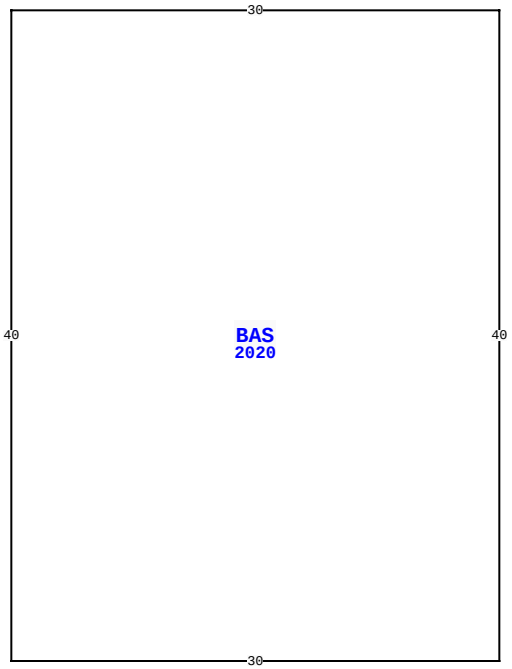
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	28,600
TOTALS	1,200		1,200	28,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	69.4830	24.32	29,184	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2019 Heated Area: 1200 HX Base Yr 2019



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GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ANDONISIO KENNETH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S40 E30 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 03/22/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS