LOT 87
RESERVE AT DEER RUN #1 PB 8/24

JONES GRAHAM & CHARLOTTE/
54316 TROTTER LN
CALLAHAN, FL 32011

2023

35-3N-25-1810-0087-0000

BUILDING CHARACTERISTICS

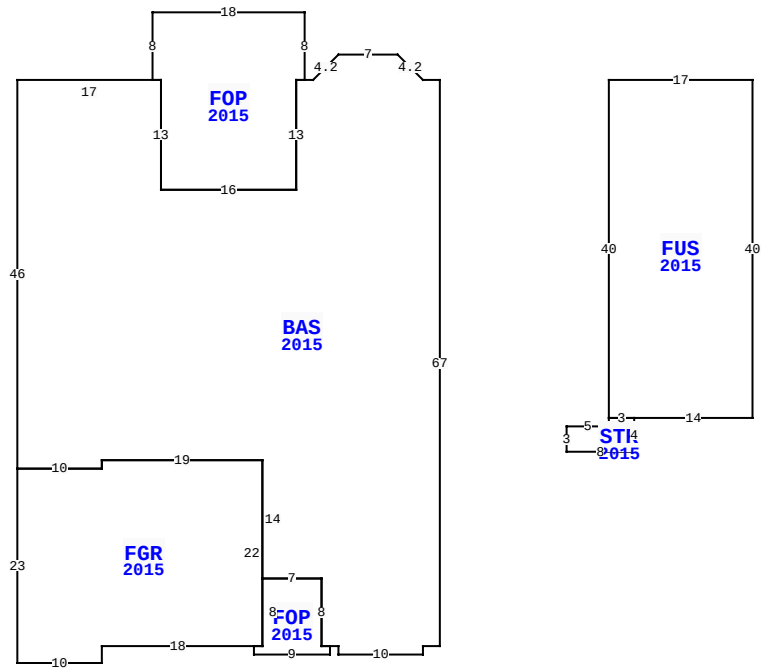
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,498	100	2,498	307,613
FGR	648	55	356	43,839
FOP	65	30	20	2,463
FOP	352	30	106	13,054
FUS	680	100	680	83,738
STR	27	10	3	370
TOTALS	4,270		3,663	451,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,663	107.4600	127.61	467,435	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 3178 HX Base Yr 2017



54316 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		451,075
TOTAL MARKET OB/XF VALUE		80,740
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		581,815
SOH/AGL Deduction		235,524
ASSESSED VALUE		346,291
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,291
TOTAL JUST VALUE		581,815
NCON VALUE		74,470
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2217495	XFOB	27,530	11/28/2022
22011436	SWIM POOL	77,491	07/26/2022
B1530614	CO ISSUED	0	10/13/2015
B1530614	NEW CONSTR	398,499	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	10/20/2015	CN	Q	I	01	317,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JONES GRAHAM & CHAR						
1975/1746	4/20/2015	WD	Q	V	05	80,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W2 U3 L3 W7 D3 L3 W1 FOP=[YR=2015] N8 W18 S8 E1 S13 E16 N13 E1$ W1 S13 W16 N13 W17 S46 FGR=[YR=2015] S23 E10 N2 E18 FOP=[YR=2015] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N22 W19 S1 W10$ E10 N1 E19 S14 E7 S8 E2 S1 E10 N1 E2 N67$ PTR=E20 FUS=[YR=2015] E17 S40 W14 STR=[YR=2015] S4 W8 N3 E5 N1 E3$ W3 N40$ 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	1,256.00	SF	5.20	5.20	100	2015	2015	3	96	6,270	
2	0911	SCRN RM A	0	100	0	0	1,408.00	SF	17.50	17.50	100	2022	2022	3	100	24,640	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2022	2022	3	100	38,250	
4	0855	CONC PAVER	0	100	0	0	958.00	SF	10.00	10.00	100	2022	2022	3	100	9,580	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 80,740

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 03/07/2023 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS