LOT 92
IN OR 2004/536
RESERVE AT DEER RUN #1 PB 8/24

CHRISTOPHERSON MATTHEW & ERIN W
54140 TROTTER LN
CALLAHAN, FL 32011

2023

35-3N-25-1810-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

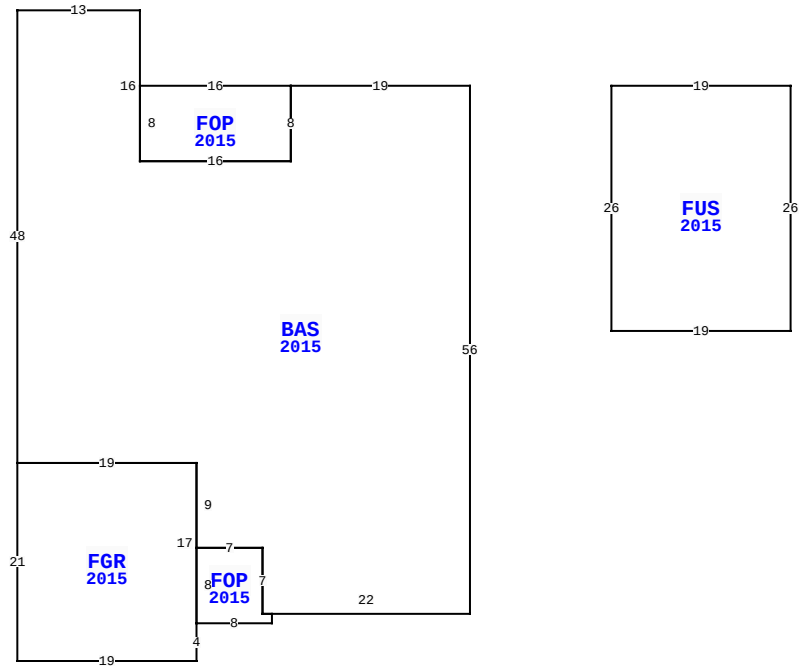
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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	2,311	100	2,311	293,390
FGR	399	55	219	27,803
FOP	57	30	17	2,158
FOP	128	30	38	4,824
FUS	494	100	494	62,715
TOTALS	3,389		3,079	390,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,079	110.2160	130.88	402,980	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2016 Heated Area: 2805 HX Base Yr 2016



54140 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		390,891
TOTAL MARKET OB/XF VALUE		5,491
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		446,382
SOH/AGL Deduction		217,876
ASSESSED VALUE		228,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,506
TOTAL JUST VALUE		446,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530615	CO ISSUED	0	09/14/2015
B1530615	NEW CONSTR	334,712	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2004/0536	9/18/2015	WD	Q	I	01	283,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CHRISTOPHERSON MATT						
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] W19 FOP=[YR=2015] W16 S8 E16 N8$ S8 W16 N16 W13 S48 FGR=[YR=2015] S21 E19 N4 FOP=[YR=2015] E8 N1 W1 N7 W7 S8$ N17 W19$ E19 S9 E7 S7 E22 N56$ PTR=E15 FUS=[YR=2015] E19 S26 W19 N26$ W15$.

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	880.00	SF	6.50	6.50	100	2015	2015	3	96	5,491	

LAND DESCRIPTION

TOTAL OB/XF 5,491

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 12/02/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS