

OWENS CARL WILLIAM & PAULA MICHELLE L/E/
55755 BARTRAM TRAIL
CALLAHAN, FL 32011

35-3N-25-0000-0001-0030

NASSAU COUNTY PROPERTY					PAGE 1 of 3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				544,393		
TOTAL MARKET OB/XF VALUE				46,759		
TOTAL LAND VALUE - MARKET				257,000		
TOTAL MARKET VALUE				653,052		
SOH/AGL Deduction				286,706		
ASSESSED VALUE				366,346		
TOTAL EXEMPTION VALUE				HX HB		50,000
BASE TAXABLE VALUE				316,346		
TOTAL JUST VALUE				848,152		
NCON VALUE				39,094		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				744,015		
SFR IS ICF CONSTRUCTION = REINFORCED CC WALLS						
PRCL:0:4: OPERATION. SEE -0001-0060 & 0001-0040.						
PRCL:0:3: THIS PARCEL IS PART OF A LARGER TIMBER/C						
PERMIT NUM		DESCRIPTION		AMT		ISSUED
23002933		GARAGE		99,720		03/06/2023
B1633285		SWIM POOL		29,000		10/01/2016
B1326968		CO ISSUED		0		11/01/2013
B1327614		GARAGE		97,488		08/01/2013
B1326968		NEW CONSTR		300,310		03/01/2013
SALES DATA						
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD
2582/1868		8/08/2022	QC	U	I	11
						100
GRANTOR: OWENS CARL WILLIAM &						
GRANTEE: OWENS CAITLYN BRIAN						
1797/1125		6/12/2012	WD	Q	V	01
						105,000
GRANTOR: BENNETT'S PROPERTY SE						
GRANTEE: OWENS CARL WILLIAM						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2013;ORIG=0,0] W25 S1 S16 W1 U2L2 W7 D2L2 W18 N16 W18 S39 E7 S12 E9 E30 N13 E3 N17 E4 S2 E20 N24 \$						
FGR=[YR=2013;ORIG=-27,52] E29 N28 W22 N2 W4 S17 W3 S13 \$						
FEP=[YR=2013;ORIG=-25,1] W30 S16 E18 U2R2 E7 D2R2 E1 N16 \$						
USP=[YR=2023;ORIG=-55,1] E30 N1 N11 W30 S12 \$						
FOP=[YR=2013;ORIG=-57,52] S6 E30 N6 W30 \$						

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