LOT 2
IN OR 1989/827
RESERVE AT DEER RUN #1 PB 8/24

RAY DAVID HENERY & APRIL MARIE
55108 BARTRAM TRAIL
CALLAHAN, FL 32011

**2024**

**35-3N-25-1810-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

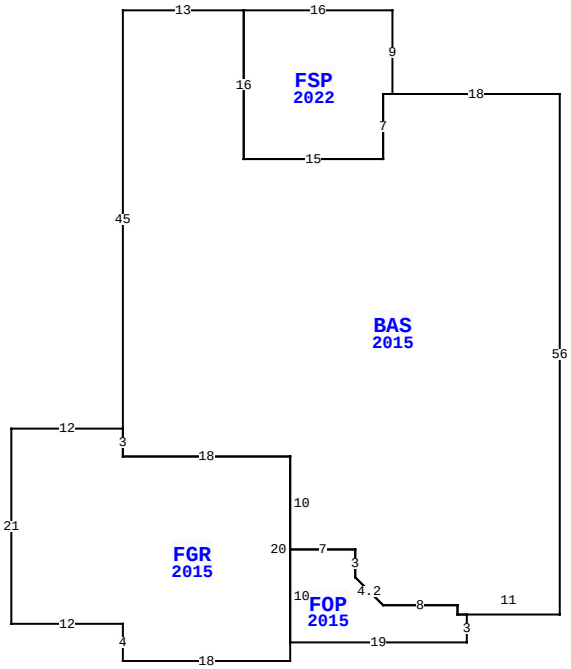
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| 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 | 2,274 | 100 | 2,274 | 311,620 |
| FGR | 648 | 55 | 356 | 48,784 |
| FOP | 122 | 30 | 37 | 5,070 |
| FSP | 249 | 40 | 100 | 13,704 |
| TOTALS | 3,293 | | 2,767 | 379,179 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,767 | 113.6640 | 142.08 | 393,135 | 2015 | 2015 | 0 | 0 | 0 | 3.55 | 96.45 |

1 SNGL FAM – 100% - 2016 Heated Area: 2274 HX Base Yr 2016




55108 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 | | 379,179 |
| TOTAL MARKET OB/XF VALUE | | 6,297 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 435,476 |
| SOH/AGL Deduction | | 188,765 |
| ASSESSED VALUE | | 246,711 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 196,711 |
| TOTAL JUST VALUE | | 435,476 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 418,462 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530337 | ADDITION | 1,700 | 04/01/2015 |
| B1529970 | NEW CONSTR | 293,050 | 02/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1989/0827 | 7/02/2015 | WD | Q | I | 01 | 273,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: RAY DAVID HENERY & | | | | | | |
| 1918/0496 | 5/20/2014 | WD | U | V | 37 | 48,000 |
| GRANTOR: G&H LAND & TIMBER INV | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W18 FSP=[YR=2022] N9 W16 S16 E15 N7 E1$ W1 S7 W15 N16 W13 S45 FGR=[YR=2015] W12 S21 E12 S4 E18 N2 FOP=[YR=2015] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N20 W18 N3$ S3 E18 S10 E7 S3 D3 R3 E8 S1 E11 N56$.

## 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 | 1,657.00 | SF | 4.00 | 4.00 | 100 | 2015 | 2015 | 3 | 95 | 6,297 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,297

| 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 08/06/2024 BY SYS