LOT 12
RESERVE AT DEER RUN #1 PB 8/24

MITCHELL MELISSA ANN
55458 BARTRAM TRAIL
CALLAHAN, FL 32011

2024

35-3N-25-1810-0012-0000

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	12	HARDWOOD 100
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

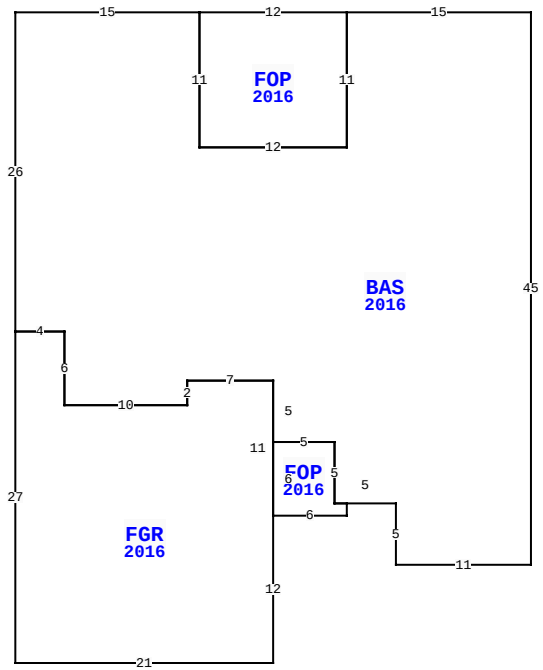
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1,372	194,635
FGR	479	55	263	37,310
FOP	31	30	9	1,277
FOP	132	30	40	5,675
TOTALS	2,014		1,684	238,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,684	117.0000	146.25	246,285	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2024 Heated Area: 1372 HX Base Yr 2024



55458 BARTRAM TR, 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		238,896
TOTAL MARKET OB/XF VALUE		24,075
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		312,971
SOH/AGL Deduction		0
ASSESSED VALUE		312,971
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,971
TOTAL JUST VALUE		312,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631798	CO ISSUED	0	05/20/2016
B1631796	NEW CONSTR	182,417	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2672/1835	10/05/2023	WD	U	I	38	283,500
GRANTOR: DEESE STEVEN LEE						
GRANTEE: MITCHELL MELISSA AN						
2065/0162	8/12/2016	WD	Q	I	01	185,000
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: DEESE STEVEN LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] W12 S11 E12 N11$ S11 W12 N11 W15 S26 FGR=[YR=2016] S27 E21 N12 FOP=[YR=2016] E6 N1 W1 N5 W5 S6$ N11 W7 S2 W10 N6 W4$ E4 S6 E10 N2 E7 S5 E5 S5 E5 S5 E11 N45$.

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	1,488.00	SF	5.20	5.20	100	2016	2016	3	96	7,428	
2	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50	6.50	100	2016	2016	3	96	2,359	
3	0476	VF 6 SBPL	0	100	0	0	470.00	LF	32.00	32.00	100	2019	2019	3	95	14,288	

LAND DESCRIPTION

TOTAL OB/XF 24,075

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