

LOT 43
IN OR 2166/1373
RESERVE AT DEER RUN #1 PB 8/24

WALKER ANDREW P & JENNIFER
53045 EQUESTRIAN WAY
CALLAHAN, FL 32011

2024

35-3N-25-1810-0043-0000



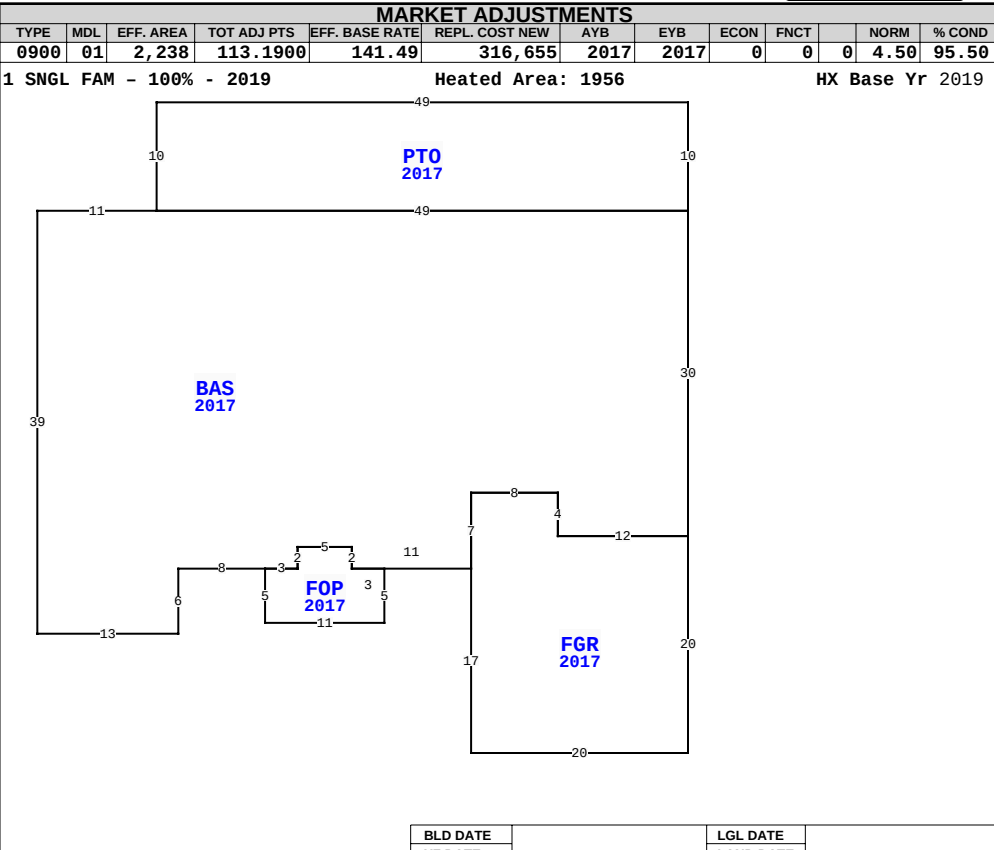
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,956	100	1,956	264,300
FGR	432	55	238	32,160
FOP	65	30	20	2,703
PTO	490	5	24	3,243
TOTALS	2,943		2,238	302,406

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	982.00	SF	6.50	6.50	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	



53045 EQUESTRIAN WAY, CALLAHAN											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		302,406	
TOTAL MARKET OB/XF VALUE		6,192	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		358,598	
SOH/AGL Deduction		124,291	
ASSESSED VALUE		234,307	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		184,307	
TOTAL JUST VALUE		358,598	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,722	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005134	CO ISSUED	0	05/15/2017
17005134	NEW CONSTR	242,335	01/01/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2166/1373	12/22/2017	WD	Q	I	01	260,500			
GRANTOR: FRANKLIN BRENTON M									
GRANTEE: WALKER ANDREW P & J									
2021/0208	12/30/2015	WD	Q	V	05	100,000			
GRANTOR: G&H LAND & TIMBER INV									
GRANTEE: FRANKLIN BRENTON M									

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2017] W49 S10 BAS=[YR=2017] W11 S39 E13 N6 E8											
FOP=[YR=2017] S5 E11 N5 W3 N2 W5 S2 W3\$ E3 N2 E5 S2 E11											
FGR=[YR=2017] S17 E20 N20 W12 N4 W8 S7\$ N7 E8 S4 E12 N30 W49\$ E49 N10\$.											