LOT 45
RESERVE AT DEER RUN #1 PB 8/24

GRUETTNER RACHEL A/WILSON TRAVON L
53012 EQUESTRIAN WAY
CALLAHAN, FL 32011

2024

35-3N-25-1810-0045-0000

BUILDING CHARACTERISTICS

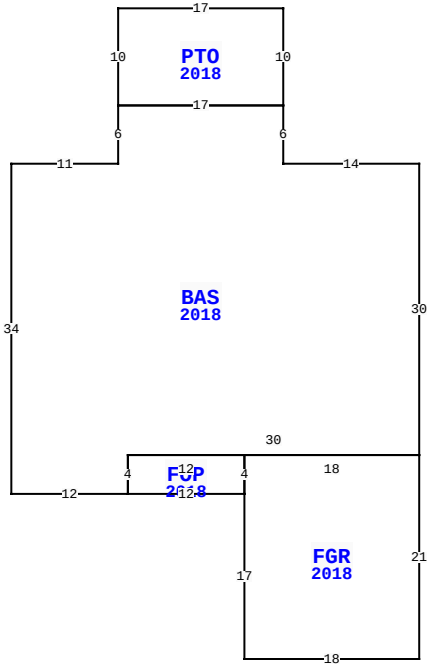
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,410	100	1,410	201,235
FGR	378	55	208	29,685
FOP	48	30	14	1,998
PTO	170	5	8	1,142
TOTALS	2,006		1,640	234,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,640	118.6260	148.28	243,179	2018	2018	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2021 Heated Area: 1410 HX Base Yr 2021



53012 EQUESTRIAN WAY, 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		234,060
TOTAL MARKET OB/XF VALUE		8,423
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		292,483
SOH/AGL Deduction		70,945
ASSESSED VALUE		221,538
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		166,538
TOTAL JUST VALUE		292,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009054	CO ISSUED	0	09/05/2018
18004686	NEW CONSTR	186,495	06/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2416/1962	12/11/2020	WD	Q	I	01	252,000
GRANTOR: KICKLIGHTER KRYSTINE						
GRANTEE: WILSON TREVON L & R						
2222/0281	9/07/2018	WD	Q	I	01	199,500
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: KICKLIGHTER KRYSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 N6 PTO=[YR=2018] N10 W17 S10 E17$ W17 S6 W11 S34 E12 FOP=[YR=2018] E12 FGR=[YR=2018] S17 E18 N21 W18 S4$ N4 W12 S4$ N4 E30 N30 $.

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	1,670.00	SF	5.20	5.20	100	2018	2018	3	97	8,423	

LAND DESCRIPTION

TOTAL OB/XF 8,423

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	000134	C	SFR POND	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 02/11/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS