LOT 67
RESERVE AT DEER RUN #1 PB 8/24

CARTER FAMILY REVOCABLE TRUST/CARTER KEVIN J TRUST
54165 TROTTER LANE
CALLAHAN, FL 32011

2024

35-3N-25-1810-0067-0000

BUILDING CHARACTERISTICS

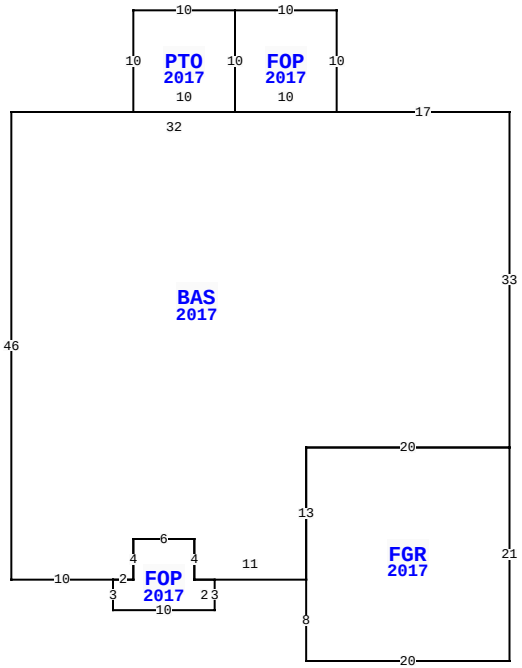
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,970	100	1,970	268,299
FGR	420	55	231	31,460
FOP	54	30	16	2,179
FOP	100	30	30	4,086
PTO	100	5	5	681
TOTALS	2,644		2,252	306,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,252	112.2100	140.26	315,866	2017	2017	0	0	0	2.90	97.10

1 SNGL FAM – 100% - 2021 Heated Area: 1970 HX Base Yr 2021



54165 TROTTER LN, 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		306,706
TOTAL MARKET OB/XF VALUE		8,292
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		364,998
SOH/AGL Deduction		91,438
ASSESSED VALUE		273,560
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,560
TOTAL JUST VALUE		364,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007653	CO ISSUED	0	08/24/2017
B1633543	NEW CONSTR	248,402	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2277/1795	5/29/2019	WD	Q	I	01	300,000
GRANTOR: MCRAE JEFFREY T & LAU						
GRANTEE: CARTER FAMILY REVOC						
2144/0310	8/29/2017	WD	Q	I	02	265,000
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: MCRAE JEFFREY T & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FOP=[YR=2017] N10 W10 PTO=[YR=2017] W10 S10 E10 N10 $ S10 E10$ W32 S46 E10 FOP=[YR=2017] S3 E10 N3 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E11 FGR=[YR=2017] S8 E20 N21 W20 S13$ N13 E20 N33$.

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	1,644.00	SF	5.20	5.20	100	2017	2017	3	97	8,292	

LAND DESCRIPTION

TOTAL OB/XF 8,292

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