LOT 68
RESERVE AT DEER RUN #1 PB 8/24

STONEMAN STEVEN HOWARD & CHRISTINE ANNE
54087 TROTTER LN
CALLAHAN, FL 32011

2024

35-3N-25-1810-0068-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

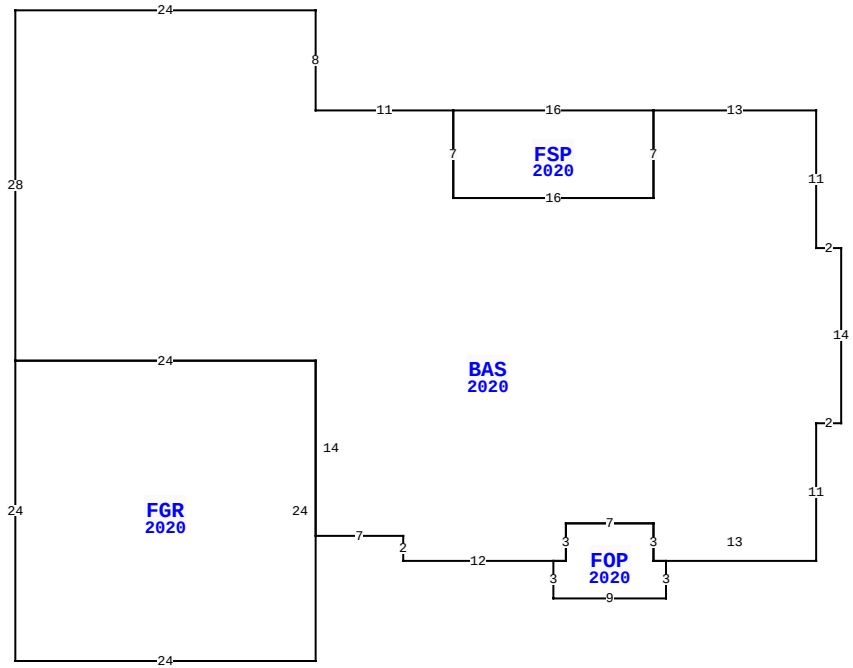
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,993	100	1,993	278,022
FGR	576	55	317	44,221
FOP	48	30	14	1,953
FSP	112	40	45	6,278
TOTALS	2,729		2,369	330,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,369	114.1700	142.71	338,080	2020	2020	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2021 Heated Area: 1993 HX Base Yr 2021



54087 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		330,473
TOTAL MARKET OB/XF VALUE		6,898
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		387,371
SOH/AGL Deduction		96,193
ASSESSED VALUE		291,178
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		241,178
TOTAL JUST VALUE		387,371
NCON VALUE		1,533
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000418	CO ISSUED	0	01/15/2020
19005829	NEW CONSTR	264,450	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/1774	4/02/2024	WD	Q	I	02	495,000
GRANTOR: MENTUS TIMOTHY L & HE						
GRANTEE: STONEMAN STEVEN HOW						
2250/1095	1/16/2019	WD	Q	I	01	39,642
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: MENTUS TIMOTHY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W13 S7 W16 N7 W11 N8 W24 S28 E24 S14 E7 S2 E12 E1 N3 E7 S3 E13 N11 E2 N14 W2 N11 $
FGR=[YR=2020;ORIG=-64,20] S24 E24 N24 W24 $
FSP=[YR=2020;ORIG=-13,0] W16 S7 E16 N7 $
FOP=[YR=2020;ORIG=-21,36] S3 E9 N3 W1 N3 W7 S3 W1 $
.

EXTRA FEATURES

L N	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	1,340.00	SF	5.20	5.20	100	2020	2020	3	99	6,898	

LAND DESCRIPTION

TOTAL OB/XF 6,898

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS