

LOT 89
IN OR 2083/1028
RESERVE AT DEER RUN #1 PB 8/24

NOBLE JAMES M & LUCI ANN
54242 TROTTER LN
CALLAHAN, FL 32011

2024

35-3N-25-1810-0089-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,554	100	2,554	335,877
FGR	594	55	327	43,004
FOP	65	30	20	2,631
FOP	352	30	106	13,940
TOTALS	3,565		3,007	395,451

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,211.00	SF	5.20
2	0477	VF 4 SLAT	0	100	0	0	216.00	LF	14.00
3	0469	VF LATTIC	0	100	0	0	216.00	SF	5.50
4	0855	CONC PAVER	0	100	0	0	550.00	SF	10.00

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

REVIEW DATE 12/02/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,007	109.0200	136.28	409,794	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2018 Heated Area: 2554 HX Base Yr 2018											
54242 TROTTER LN, CALLAHAN											

TOTAL OB/XF											
15,437											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,211.00	SF	5.20	5.20	
2	0477	VF 4 SLAT	0	100	0	0	216.00	LF	14.00	14.00	
3	0469	VF LATTIC	0	100	0	0	216.00	SF	5.50	5.50	
4	0855	CONC PAVER	0	100	0	0	550.00	SF	10.00	10.00	

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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,211.00	SF	5.20	5.20	
2	0477	VF 4 SLAT	0	100	0	0	216.00	LF	14.00	14.00	
3	0469	VF LATTIC	0	100	0	0	216.00	SF	5.50	5.50	
4	0855	CONC PAVER	0	100	0	0	550.00	SF	10.00	10.00	

Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 395,451											
TOTAL MARKET OB/XF VALUE 15,437											
TOTAL LAND VALUE - MARKET 50,000											
TOTAL MARKET VALUE 460,888											
SOH/AGL Deduction 209,566											
ASSESSED VALUE 251,322											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 201,322											
TOTAL JUST VALUE 460,888											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 443,203											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632431	CO ISSUED	0	11/08/2016
B1632431	NEW CONSTR	0	06/02/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2083/1028	11/07/2016	WD	Q	I	01	314,700	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: NOBLE JAMES M & LUC							
2041/0743	4/14/2016	WD	Q	V	01	22,000	
GRANTOR: G&H LAND & TIMBER INV							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] L3 U3 W11 D2 L2 FOP=[YR=2016] N7 W18 S8 E1 S13 E16 N13 U1 R1 \$ D1 L1 S13 W16 N13 W17 S48 FGR=[YR=2016] S21 E10 N2 E18 FOP=[YR=2016] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N20 W23 S1 W6\$ E6 N1 E23 S12 E7 S8 E14 N67\$.											

OTHER ADJUSTMENTS AND NOTES											

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