LOT 3
IN OR 2230/119
RESERVE AT DEER RUN #1 PB 8/24

BOUGHTON SUSAN S & WILLIAM D
55132 BARTRAM TRAIL
CALLAHAN, FL 32011

2025

35-3N-25-1810-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

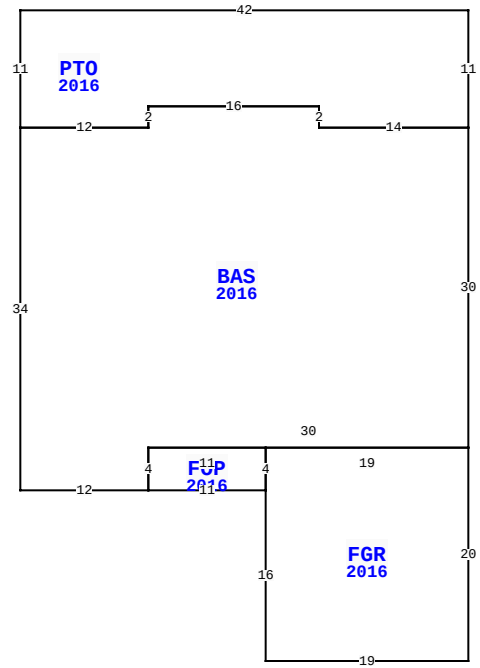
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	2016	1,340	205,509
FGR	380	55	2016	209	32,053
FOP	44	30	2016	13	1,994
PTO	430	5	2016	22	3,374
TOTALS	2,194			1,584	242,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,584	120.4620	159.01	251,872	2016	2016	0	0	0	3.55	96.45

1 SNGL FAM – 100% - 2019 Heated Area: 1340 HX Base Yr 2019



55132 BARTRAM TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,931
TOTAL MARKET OB/XF VALUE		31,435
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		324,366
SOH/AGL Deduction		168,237
ASSESSED VALUE		156,129
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,407
TOTAL JUST VALUE		324,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1700877	GARAGE	37,489	04/01/2017
B1632191	CO ISSUED	0	08/05/2016
B1632191	NEW CONSTR	172,226	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/0119	9/27/2018	WD	U	I	11	100
GRANTOR: HARRIS WILLIAM H III						
GRANTEE: BOUGHTON SUSAN S &						
2227/0848	9/27/2018	WD	Q	I	01	208,000
GRANTOR: HARRIS WILLIAM H III						
GRANTEE: BOUGHTON SUSAN S &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W42 S11 BAS=[YR=2016] S34 E12 FOP=[YR=2016] E11 FGR=[YR=2016] S16 E19 N20 W19 S4$ N4 W11 S4$ N4 E30 N30 W14 N2 W16 S2 W12$ E12 N2 E16 S2 E14 N11$.

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	1,405.00	SF	5.20	5.20	100	2016	2016	3	95	6,941	
2	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	2017	2017	3	81	24,494	

LAND DESCRIPTION

TOTAL OB/XF 31,435

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	RES	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 07/30/2025 BY SYS