LOT 10
RESERVE AT DEER RUN #1 PB 8/24

JOHNSON GRAD/GRANT-JOHNSON CHERRY A A
55312 BARTRAM TRAIL
CALLAHAN, FL 32011

2025

35-3N-25-1810-0010-0000

BUILDING CHARACTERISTICS

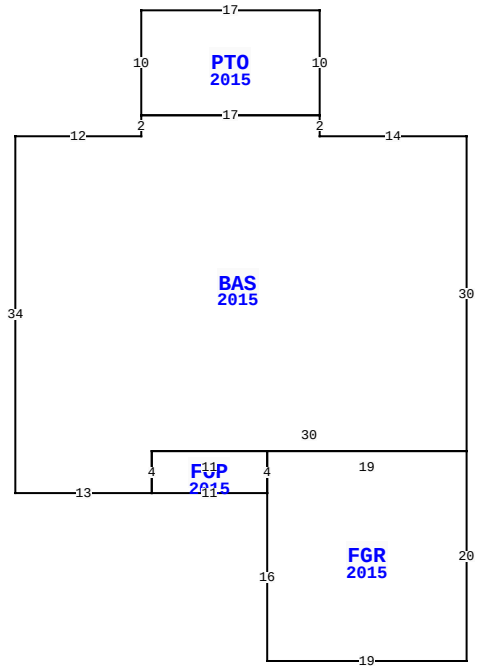
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	2015	1,376	209,213
FGR	380	55	2015	209	31,777
FOP	44	30	2015	13	1,977
PTO	170	5	2015	8	1,216
TOTALS	1,970			1,606	244,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,606	123.5220	163.05	261,858	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2020 Heated Area: 1376 HX Base Yr 2020



55312 BARTRAM TR, 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		244,183
TOTAL MARKET OB/XF VALUE		7,265
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		301,448
SOH/AGL Deduction		87,263
ASSESSED VALUE		214,185
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,463
TOTAL JUST VALUE		301,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530527	CO ISSUED	0	09/02/2015
B1530527	NEW CONSTR	168,812	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/0558	4/09/2019	WD	Q	I	01	235,000
GRANTOR: SMITH DAVID A & DANA						
GRANTEE: JOHNSON GRAD & GRAN						
2001/0333	9/02/2015	WD	Q	I	01	158,000
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: SMITH DAVID A & DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 N2 PTO=[YR=2015] N10 W17 S10 E17$ W17 S2 W12 S34 E13 FOP=[YR=2015] E11 FGR=[YR=2015] S16 E19 N20 W19 S4$ N4 W11 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	1,066.00	SF	5.20	5.20	100	2015	2015	3	95	5,266	
2	0810	CONCRETE A	0	100	0	0	317.00	SF	6.50	6.50	100	2019	2019	3	97	1,999	

LAND DESCRIPTION

TOTAL OB/XF 7,265

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