LOT 11
RESERVE AT DEER RUN #1 PB 8/24

MCCARTY ROYCE & SANDRA A
55384 BARTRAM TRL
CALLAHAN, FL 32011

2025

35-3N-25-1810-0011-0000

BUILDING CHARACTERISTICS

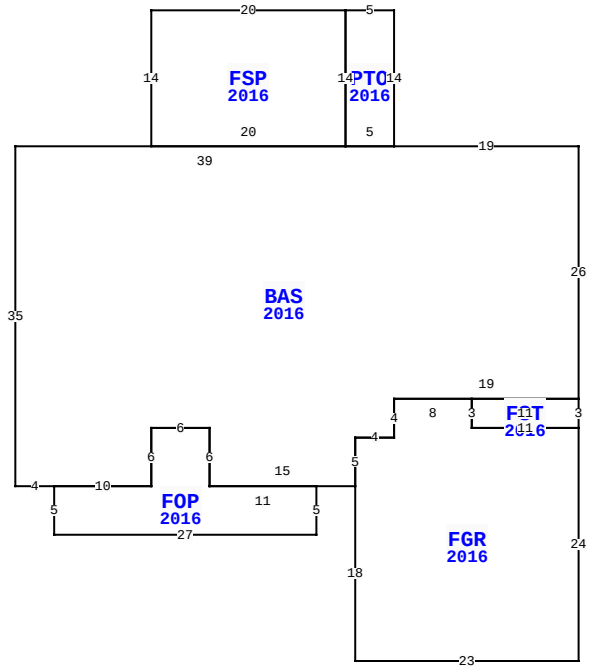
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,803	100	2016	1,803	238,970
FGR	572	55	2016	315	41,750
FOP	171	30	2016	51	6,760
FSP	280	40	2016	112	14,844
FST	33	55	2016	18	2,386
PTO	70	5	2016	4	530
TOTALS	2,929			2,303	305,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,303	106.8200	141.00	324,723	2016	2016	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2022 Heated Area: 1803 HX Base Yr 2022



55384 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		305,240
TOTAL MARKET OB/XF VALUE		8,709
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		363,949
SOH/AGL Deduction		65,810
ASSESSED VALUE		298,139
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,417
TOTAL JUST VALUE		363,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631885	CO ISSUED	0	06/21/2016
B1631885	NEW CONSTR	239,350	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/144	7/14/2023	QC	U	I	11	100
GRANTOR: MCCARTY ROYCE						
GRANTEE: MCCARTY ROYCE & SAN						
2506/0383	10/15/2021	WD	Q	I	01	380,000
GRANTOR: BURKE JOHN PAUL & RHO						
GRANTEE: MCCARTY ROYCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 PTO=[YR=2016] N14 W5 FSP=[YR=2016] W20 S14 E20 N14$ S14 E5$ W39 S35 E4 FOP=[YR=2016] S5 E27 N5 W11 N6 W6 S6 W10$ E10 N6 E6 S6 E15 FGR=[YR=2016] S18 E23 N24 FST=[YR=2016] N3 W11 S3 E11$ W11 N3 W8 S4 W4 S5$ N5 E4 N4 E19 N26$.

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	1,763.00	SF	5.20	5.20	100	2016	2016	3	95	8,709	

TOTAL OB/XF 8,709

LAND DESCRIPTION

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