LOT 13
RESERVE AT DEER RUN #1 PB 8/24

WALLS CHARLOTTE & REITH II
55530 BARTRAM TRL
CALLAHAN, FL 32011

2025

35-3N-25-1810-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

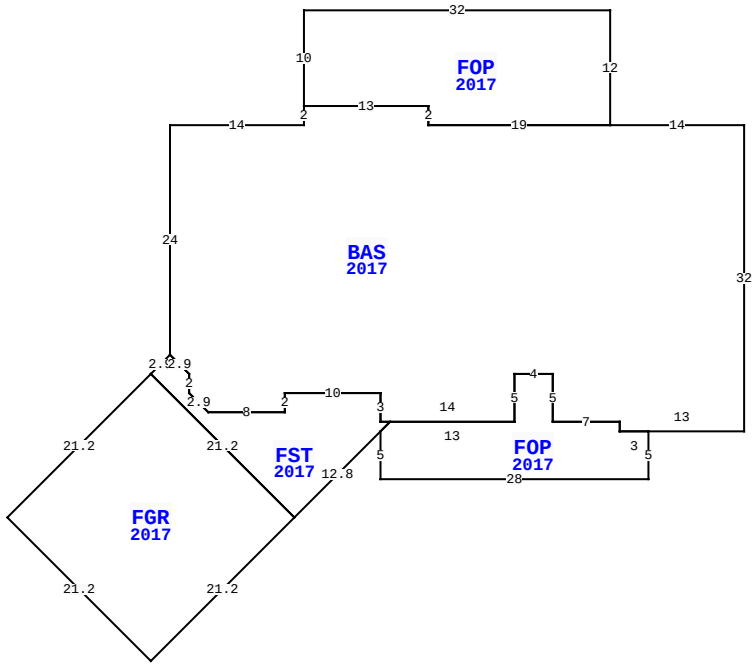
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,825	100	2017	1,825	275,978
FGR	450	55	2017	248	37,503
FOP	185	30	2017	56	8,469
FOP	358	30	2017	107	16,180
FST	154	55	2017	85	12,854
TOTALS	2,972			2,321	350,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,321	120.9075	159.60	370,432	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2022 Heated Area: 1825 HX Base Yr 2022



55530 BARTRAM TR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		350,984
TOTAL MARKET OB/XF VALUE		79,973
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		480,957
SOH/AGL Deduction		37,790
ASSESSED VALUE		443,167
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		392,445
TOTAL JUST VALUE		480,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013419	XFOB	17,238	10/01/2021
21001319	SWIM POOL	89,980	02/04/2021
B1703959	CO ISSUED	0	05/04/2017
B1633084	NEW CONSTR	0	09/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/1943	11/19/2020	WD	Q	I	02	339,000
GRANTOR: MCELROY ROXANN & CHAN						
GRANTEE: WALLS CHARLOTTE & R						
2068/1441	8/26/2016	WD	Q	V	01	23,000
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: MCELROY ROXANN & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 FOP=[YR=2017] N12 W32 S10 E13 S2 E19$ W19 N2 W13 S2 W14 S24 FST=[YR=2017] D2 L2 FGR=[YR=2017] D15 L15 R15 D15 U15 R15 U15 L15 $ D15 R15 U9 R9 FOP=[YR=2017] S5 E28 N5 W3 N1 W7 N5 W4 S5 W13 D1 L1 $ U1 R1 W1 N3 W10 S2 W8 U2 L2 N2 U2 L2 $ D2 R2 S2 D2 R2 E8 N2 E10 S3 E14 N5 E4 S5 E7 S1 E13 N32$.

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	1,382.00	SF	5.20	5.20	100	2017	2017	3	96	6,899	
2	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2019	2019	3	97	908	
3	0351	CARPORT MT	0	100	40	18	720.00	SF	6.90	6.90	100	2020	2020	3	86	4,272	
4	0861	POOL GUNIT	0	100	0	0	458.00	SF	85.00	85.00	100	2021	2021	3	93	36,205	
5	0855	CONC PAVER	0	100	0	0	1,090.00	SF	10.00	10.00	100	2021	2021	3	99	10,791	
6	0910	SCRN RM L	0	100	0	0	1,548.00	SF	15.00	15.00	100	2021	2021	3	90	20,898	

LAND DESCRIPTION

TOTAL OB/XF 79,973

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 02/11/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS