

ANDERSON WILLIAM R ET AL/HODGES ALISA L
55604 BARTRAM TRL
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 90

Exterior Wall21STONE 10

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor11CLAY TILE 70

Interior Floor14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5 100

Bathrooms4 100

Frame Stories02WOOD FRAME 100

Units2. 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5012.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,52210020142,522349,154

FGR56055201430842,641

FOP74302014223,046

FOP224302014679,276

FUS560100201456077,529

PTO144520147969

TOTALS4,0843,486482,614

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,486110.4000145.73508,01520142014005.0095.00

1 SNGL FAM - 100% - 2025Heated Area: 3082HX Base Yr 2025

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

55604 BARTRAM TR, CALLAHAN

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100201420143961,920

20811CONCRETE B0100001,479.00SF5.205.20100201420143947,229

LAND DESCRIPTIONTOTAL OB/XF9,149

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSLUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

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REVIEW DATE07/10/2020BYKBA Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE482,614

TOTAL MARKET OB/XF VALUE9,149

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE541,763

SOH/AGL Deduction0

ASSESSED VALUE541,763

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE491,041

TOTAL JUST VALUE541,763

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE518,646

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSNCDSALE PRICE

2288/16997/08/2019WDQI02369,000

GRANTOR: COEN SHANNON & MELISS

GRANTEE: ANDERSON WILLIAM R

1947/168011/12/2014WDQI02274,300

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: COEN SHANNON & MELI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 PTO=[YR=2014] N8 W18 S8 E1 FOP=[YR=2014] S14 E16 N14 W16\$ E17\$ W1 S14 W16 N14 W18 S49 FGR=[YR=2014] S20 E10 N2 E17 FOP=[YR=2014] S1 E10 N1 W1 N8 W8 S8 W1\$ E1 N20 W18 S2 W10\$ E10 N2 E18 S12 E8 S8 E14 N67\$ PTR=E20 FUS=[YR=2014] E14 S40 W14 N40\$ W20\$.