LOT 42
IN OR 2116/1763
RESERVE AT DEER RUN #1 PB 8/24

WALKER BILLY ROBERT & MICHELE
53091 EQUESTRIAN WAY
CALLAHAN, FL 32011

2025

35-3N-25-1810-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

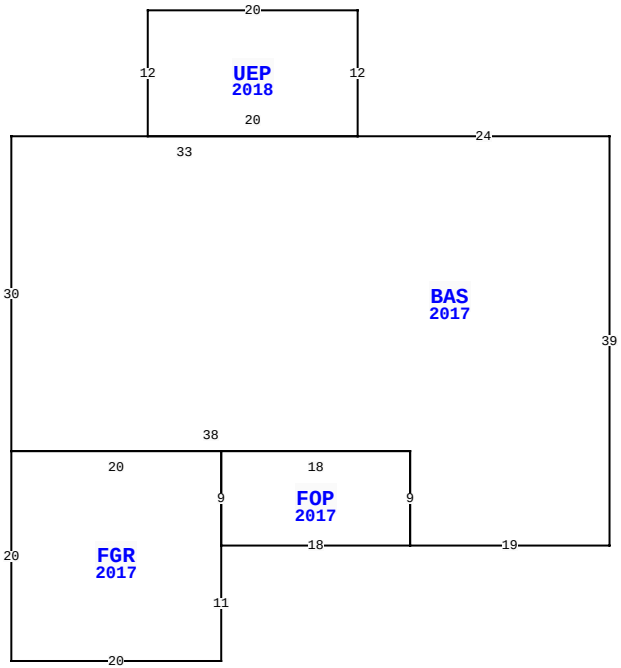
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,881	100	2017	1,881	260,993
FGR	400	55	2017	220	30,526
FOP	162	30	2017	49	6,799
UEP	240	60	2018	144	19,980
TOTALS	2,683			2,294	318,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,294	110.9360	146.44	335,933	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2018 Heated Area: 1881 HX Base Yr 2018



53091 EQUESTRIAN WAY, 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		336,327
TOTAL MARKET OB/XF VALUE		9,971
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		396,298
SOH/AGL Deduction		191,830
ASSESSED VALUE		204,468
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,746
TOTAL JUST VALUE		396,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005535	REPAIR/RRF	28,428	08/01/2018
B1702273	GARAGE	37,875	05/01/2017
17003813	CO ISSUED	0	04/28/2017
B1633512	NEW CONSTR	233,030	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2116/1763	4/28/2017	WD	Q	I	02	253,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: WALKER BILLY ROBERT						
2021/0208	12/30/2015	WD	Q	V	05	100,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FRANKLIN BRENTON M						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	999.00	SF	6.50	6.50	100	2017	2017	3	96	6,234	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
3	0810	CONCRETE A	0	100	12	24	288.00	SF	6.50	6.50	100	2017	2017	3	96	1,797	

BUILDING DIMENSIONS

BAS=[YR=2017] W24 UEP=[YR=2018] N12 W20 S12 E20$ W33 S30 FGR=[YR=2017] S20 E20 N11 FOP=[YR=2017] E18 N9 W18 S9$ N9 W20$ E38 S9 E19 N39$.

LAND DESCRIPTION

TOTAL OB/XF 9,971

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 02/04/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

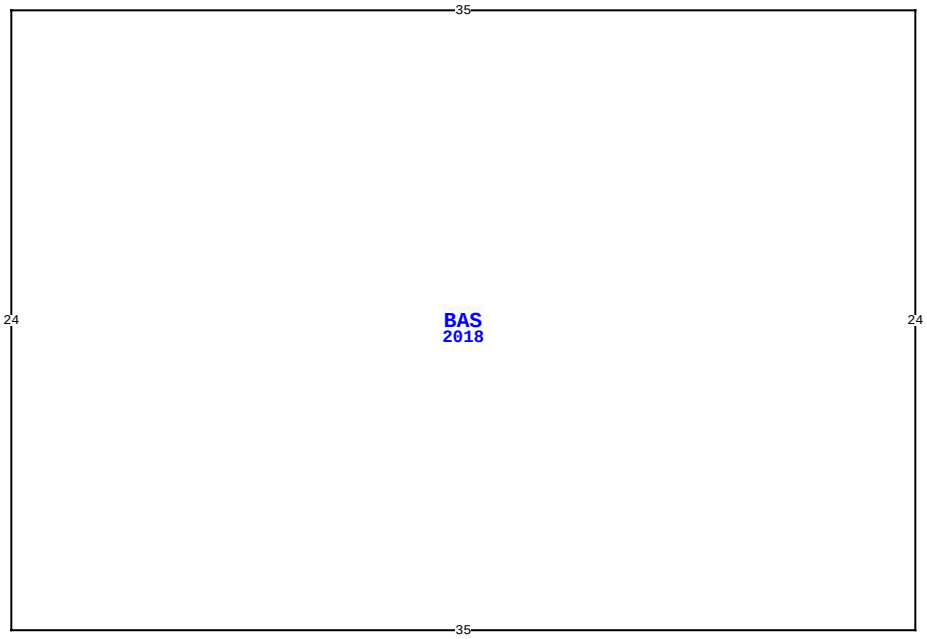
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2018	840	18,030
TOTALS	840			840	18,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	840	62.3700	23.08	19,387	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2018 Heated Area: 840 HX Base Yr 2018



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GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FRANKLIN BRENTON M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W35 S24 E35 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/04/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS