LOT 43
IN OR 2166/1373
RESERVE AT DEER RUN #1 PB 8/24

WALKER ANDREW P & JENNIFER
53045 EQUESTRIAN WAY
CALLAHAN, FL 32011

2025

35-3N-25-1810-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

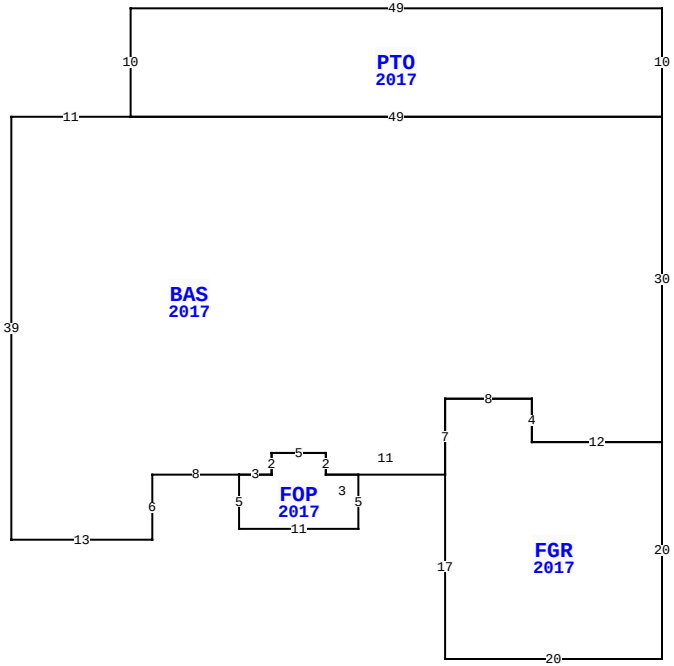
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,956	100	2017	1,956	276,903
FGR	432	55	2017	238	33,693
FOP	65	30	2017	20	2,831
PTO	490	5	2017	24	3,398
TOTALS	2,943			2,238	316,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,238	113.1900	149.41	334,380	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2019 Heated Area: 1956 HX Base Yr 2019



53045 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		316,825
TOTAL MARKET OB/XF VALUE		6,128
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		372,953
SOH/AGL Deduction		131,851
ASSESSED VALUE		241,102
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,380
TOTAL JUST VALUE		372,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005134	CO ISSUED	0	05/15/2017
17005134	NEW CONSTR	242,335	01/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/1373	12/22/2017	WD	Q	I	01	260,500
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: WALKER ANDREW P & J						
2021/0208	12/30/2015	WD	Q	V	05	100,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FRANKLIN BRENTON M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W49 S10 BAS=[YR=2017] W11 S39 E13 N6 E8
FOP=[YR=2017] S5 E11 N5 W3 N2 W5 S2 W3$ E3 N2 E5 S2 E11
FGR=[YR=2017] S17 E20 N20 W12 N4 W8 S7$ N7 E8 S4 E12 N30 W49$
E49 N10$.

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	982.00	SF	6.50	6.50	100	2017	2017	3	96	6,128	

LAND DESCRIPTION

TOTAL OB/XF 6,128

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 12/03/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS