LOT 44
RESERVE AT DEER RUN #1 PB 8/24

MILTON JENNELL L & STEPHEN M
53019 EQUESTRIAN WAY
CALLAHAN, FL 32011

2025

35-3N-25-1810-0044-0000

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

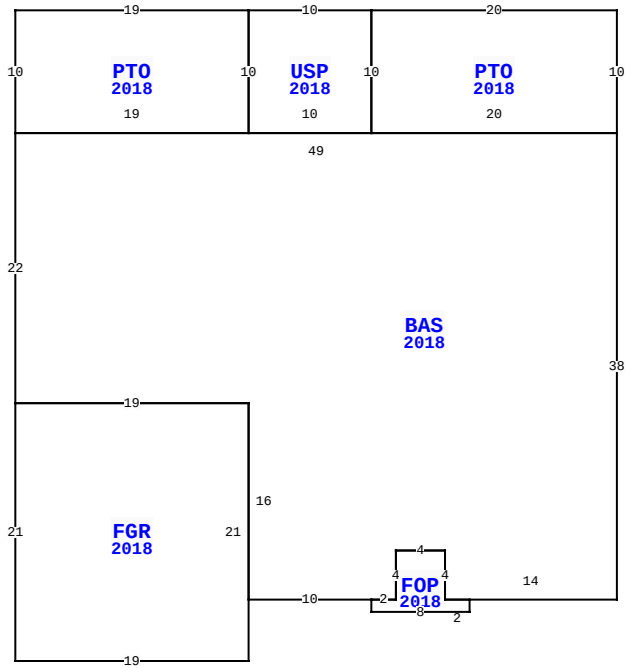
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	2018	1,542	217,710
FGR	399	55	2018	219	30,920
FOP	24	30	2018	7	988
PTO	190	5	2018	10	1,411
PTO	200	5	2018	10	1,411
USP	100	30	2018	30	4,235
TOTALS	2,455			1,818	256,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,818	112.0000	147.84	268,773	2018	2018	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2019 Heated Area: 1542 HX Base Yr 2019



53019 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		268,036
TOTAL MARKET OB/XF VALUE		22,211
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		340,247
SOH/AGL Deduction		113,360
ASSESSED VALUE		226,887
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,165
TOTAL JUST VALUE		340,247
NCON VALUE		15,699
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001367	GARAGE	18,368	03/01/2018
17005708	CO ISSUED	0	01/16/2018
17008820	NEW CONSTR	198,460	10/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/0685	5/28/2020	QC	U	I	11	100
GRANTOR: ROBEY JENNELL L						
GRANTEE: MILTON JENNELL L &						
2170/1877	1/17/2018	WD	Q	I	01	205,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: ROBEY JENNELL L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W20 USP=[YR=2018] W10 PTO=[YR=2018] W19 S10
BAS=[YR=2018] S22 FGR=[YR=2018] S21 E19 N21 W19$E19 S16 E10
FOP=[YR=2018] S1 E8 N1 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E14 N38
W49$ E19 N10 $ S10 E10 N10$ S10 E20 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	0811	CONCRETE B	0	100	0	0	1,727.00	SF	5.20	5.20	100	2018	2018	3	97	8,711	
2	0351	CARPORT MT	0	100	30	50	1,500.00	SF	10.00	10.00	100	2025	2021		90	13,500	

LAND DESCRIPTION

TOTAL OB/XF 22,211

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

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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
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

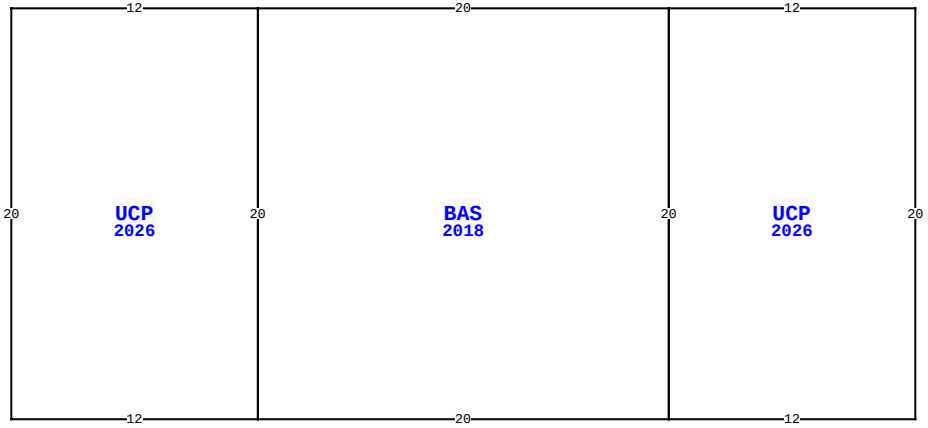
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2018	400	9,159
UCP	240	20	2026	48	1,099
UCP	240	20	2026	48	1,099
TOTALS	880			496	11,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	496	65.8350	24.36	12,083	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2019 Heated Area: 400 HX Base Yr 2019



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GRANTOR: FRANKLIN BRENTON M						
GRANTEE: ROBEY JENNELL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W20 S20 E20 N20 $
UCP=[YR=2026;ORIG=0,0] E12 S20 W12 N20 $
UCP=[YR=2026;ORIG=-32,0] E12 S20 W12 N20 $
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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

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