LOT 49
RESERVE AT DEER RUN #1 PB 8/24

BENNETT SIDNEY/
53084 EQUESTRIAN WAY
CALLAHAN, FL 32011

2025

35-3N-25-1810-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

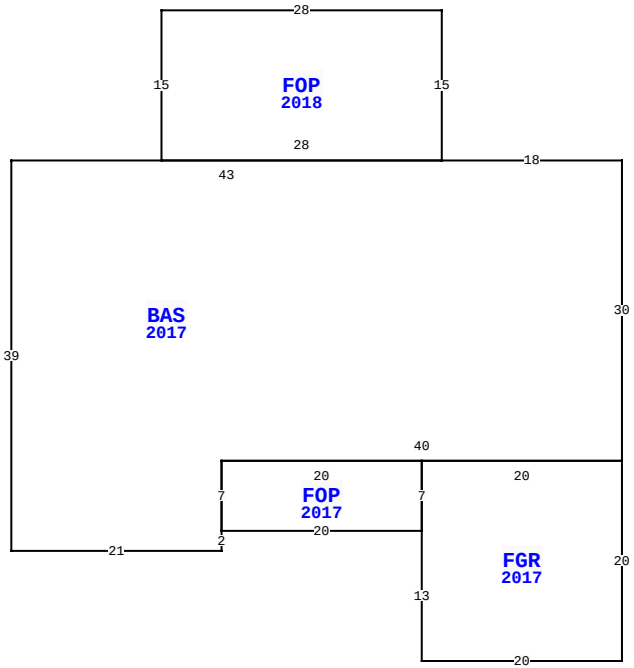
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,019	100	2017	2,019	267,265
FGR	400	55	2017	220	29,122
FOP	140	30	2017	42	5,560
FOP	420	30	2018	126	16,679
TOTALS	2,979			2,407	318,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,407	105.8400	139.71	336,282	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2023 Heated Area: 2019 HX Base Yr



53084 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		318,627
TOTAL MARKET OB/XF VALUE		39,711
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		408,338
SOH/AGL Deduction		2,613
ASSESSED VALUE		405,725
TOTAL EXEMPTION VALUE	13	404,285
BASE TAXABLE VALUE		1,440
TOTAL JUST VALUE		408,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003296	SWIM POOL	25,000	06/01/2018
17003483	CO ISSUED	0	10/06/2017
17003483	NEW CONSTR	251,644	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	10/06/2017	CN	Q	I	01	257,800
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: BENNETT SIDNEY						
2037/0639	3/31/2016	WD	U	V	37	17,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: BENNETTS PROPERTY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FOP=[YR=2018] N15 W28 S15 E28$ W43 S39 E21 N2 FOP=[YR=2017] E20 FGR=[YR=2017] S13 E20 N20 W20 S7$ N7 W20 S7$ N7 E40 N30$.

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	909.00	SF	6.50	6.50	100	2017	2017	3	96	5,672	
2	0861	POOL GUNIT	0	100	0	0	353.00	SF	85.00	85.00	100	2018	2018	3	84	25,204	
3	0855	CONC PAVER	0	100	0	0	682.00	SF	10.00	10.00	100	2018	2018	3	97	6,615	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2018	2018	3	78	780	
5	0751	UOP	0	0	10	16	160.00	SF	10.00	10.00	100	2025	2020		90	1,440	

LAND DESCRIPTION

TOTAL OB/XF 39,711

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