LOT 50
IN OR 2247/1089
RESERVE AT DEER RUN #1 PB 8/24

LAVERY DENNIS M & DONNA M L/E/
53106 EQUESTRIAN WAY
CALLAHAN, FL 32011

2025

35-3N-25-1810-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

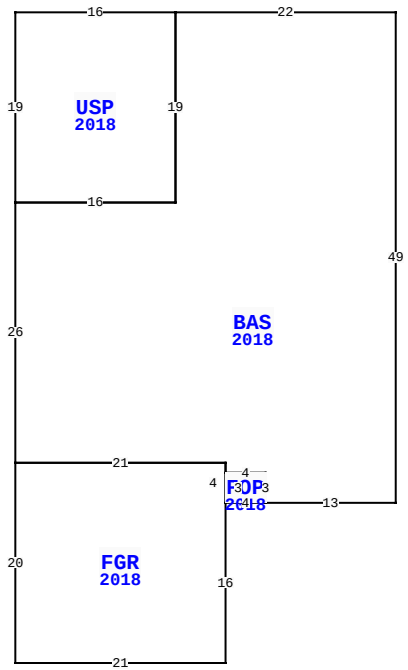
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,462	100	2018	1,462	204,572
FGR	420	55	2018	231	32,323
FOP	12	30	2018	4	560
USP	304	30	2018	91	12,733
TOTALS	2,198			1,788	250,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,788	111.0000	146.52	261,978	2018	2018	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2019 Heated Area: 1462 HX Base Yr 2019



53106 EQUESTRIAN WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,096
TOTAL MARKET OB/XF VALUE		10,951
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		326,047
SOH/AGL Deduction		113,974
ASSESSED VALUE		212,073
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,351
TOTAL JUST VALUE		326,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012151	CO ISSUED	0	12/12/2018
18007208	NEW CONSTR	195,744	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2247/1089	1/07/2019	QC	U	I	11	100
GRANTOR: LAVERY DENNIS M & DON						
GRANTEE: PADGETT ASHLEY M						
2243/0915	12/13/2018	WD	Q	I	01	195,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: LAVERY DENNIS M & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 USP=[YR=2018] W16 S19 E16 N19$ S19 W16 S26 FGR=[YR=2018] S20 E21 N16 FOP=[YR=2018] E4 N3 W4 S3$ N4 W21$ E21 S1 E4 S3 E13 N49$.

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	1,507.00	SF	5.20	5.20	100	2018	2018	3	97	7,601	
2	1242	WD DECK A	0	100	0	0	335.00	SF	10.00	10.00	100	2025	2024		100	3,350	

LAND DESCRIPTION

TOTAL OB/XF 10,951

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 04/18/2019 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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NASSAU COUNTY PROPERTY

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
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

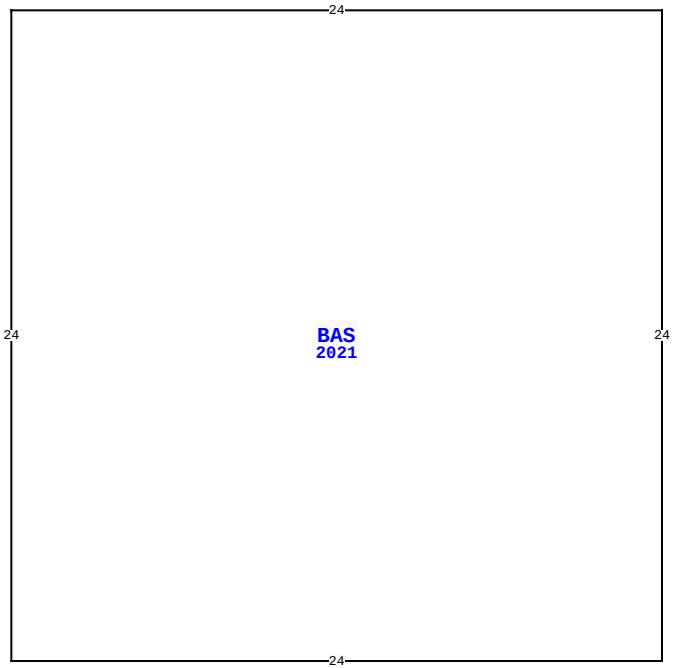
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2021	576	14,907
TOTALS	576			576	14,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	72.1050	26.68	15,368	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2019 Heated Area: 576 HX Base Yr 2019



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2243/0915	12/13/2018	WD	Q	I	01	195,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: LAVERY DENNIS M & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S24 E24 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 04/18/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS