

BARCO JAMES/
53140 EQUESTRIAN WAY
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										
Exterior Wall		20	FACE BRICK 100							0900	01	2,307	117.6000	155.23	358,116	2017	2017		0		0	5.25	94.75	VALUATION BY					STANDARD					
Roof Structure		03	GABLE/HIP 100							1 SNGL FAM - 100% - 2021															Heated Area: 2040					HX Base Yr 2021				
Roof Cover		03	COMP SHNGL 100							10 10 10 PTO 2017 32 28 40 BAS 2017 20 2 20 7 7 8 FOP 2017 20 9 11 20 FGR 2017																								
Interior Wall		05	DRYWALL 100																															
Interior Floor		11	CLAY TILE 100																															
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	2,040	100	2017	2,040	300,044																													
FGR	400	55	2017	220	32,358																													
FOP	140	30	2017	42	6,178																													
PTO	100	5	2017	5	735																													
TOTALS		2,680			2,307	339,315	53140 EQUESTRIAN WAY, CALLAHAN																											
EXTRA FEATURES							BLD DATE																		LGL DATE									
							XF DATE																		LAND DATE									
							INC DATE																		AG DATE									
L N	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	1,017.00	SF	5.20	5.20	100	2017	2017	3	96	5,077																		
2	0861	POOL GUNIT	0	100	0	0	380.00	SF	85.00	85.00	100	2018	2018	3	84	27,132																		
3	0855	CONC PAVER	0	100	0	0	863.00	SF	10.00	10.00	100	2018	2018	3	97	8,371																		
4	0351	CARPORT MT	0	100	40	16	640.00	SF	10.00	10.00	100	2021	2021	3	90	5,760																		
5	0351	CARPORT MT	0	100	40	16	640.00	SF	6.90	6.90	100	2021	2021	3	90	3,974																		
LAND DESCRIPTION										TOTAL OB/XF										50,314														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	02/11/2021	BY	KBA	Total Acres: 0.00		Total Land Value: 50,000				Market: 0				Agricultural: 0				Common: 50,000				PRINTED 07/30/2025 BY SYS												