LOT 61
RESERVE AT DEER RUN #1 PB 8/24

ALBRITTON ADAM G & AMANDA L
54307 TROTTER LANE
CALLAHAN, FL 32011

2025

35-3N-25-1810-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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

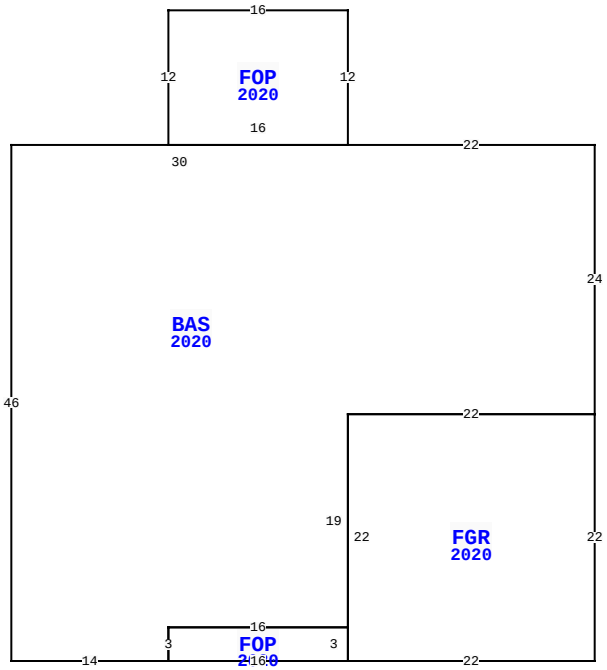
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2020	1,860	259,279
FGR	484	55	2020	266	37,079
FOP	48	30	2020	14	1,951
FOP	192	30	2020	58	8,085
TOTALS	2,584			2,198	306,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,198	107.2120	141.52	311,061	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 1860 HX Base Yr 2021



54307 TROTTER LN, 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		306,395
TOTAL MARKET OB/XF VALUE		11,292
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		367,687
SOH/AGL Deduction		164,769
ASSESSED VALUE		202,918
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,196
TOTAL JUST VALUE		367,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250004231	12*52 FSP W 1/2 B	20,720	04/22/2025
20000920	CO ISSUED	0	01/30/2020
19009355	NEW CONSTR	257,969	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/0650	8/12/2019	WD	Q	V	01	48,000
GRANTOR: EGERER CHARLES M &						
GRANTEE: ALBRITTON ADAM G &						
1903/0204	2/13/2014	WD	U	V	37	16,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: EGERER CHARLES M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W22 FOP=[YR=2020] N12 W16 S12 E16$ W30 S46 E14 FOP=[YR=2020] E16 FGR=[YR=2020] E22 N22 W22 S22$ N3 W16 S3$ N3 E16 N19 E22 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0811	CONCRETE B	0	100	0	0	1,536.00	SF	5.20	5.20	100	2020	2020	3	98	7,827	

LAND DESCRIPTION

TOTAL OB/XF 11,292

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 06/30/2025 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS