LOTS 62 & 63
IN OR 1903/529
RESERVE AT DEER RUN #1 PB 8/24

THRIFT SARAH E/EGERER CHARLES M
54261 TROTTER LN
CALLAHAN, FL 32011

2025

35-3N-25-1810-0063-0000

BUILDING CHARACTERISTICS

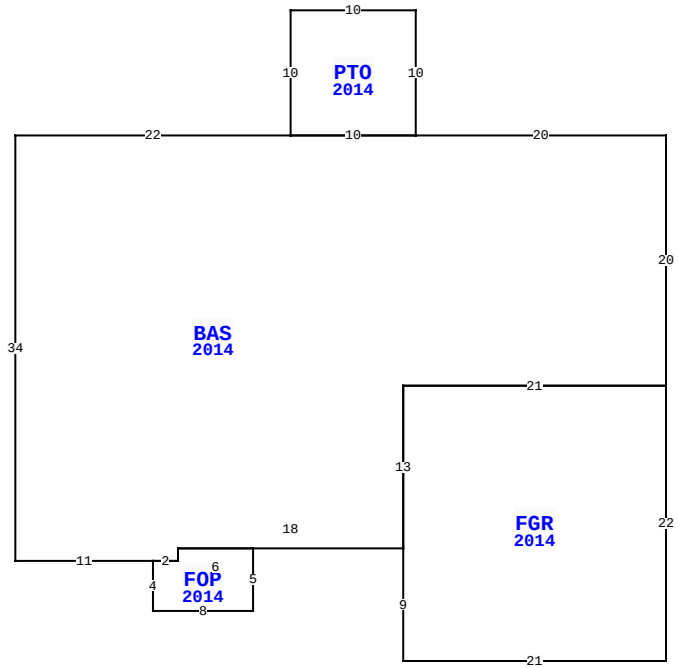
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,456	100	2014	1,456	198,226
FGR	462	55	2014	254	34,581
FOP	38	30	2014	11	1,497
PTO	100	5	2014	5	681
TOTALS	2,056			1,726	234,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,726	108.0000	142.56	246,059	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2015 Heated Area: 1456 HX Base Yr 2015



54261 TROTTER LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		336,042
TOTAL MARKET OB/XF VALUE		17,369
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		453,411
SOH/AGL Deduction		149,500
ASSESSED VALUE		303,911
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,189
TOTAL JUST VALUE		453,411
NCON VALUE		88,089
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2306312			07/29/2024
B2306312	ACCESSORY DWELLIN	106,688	05/06/2023
21005074	GARAGE	43,075	04/22/2021
B1428505	CO ISSUED	0	10/15/2014
B1428505	NEW CONSTR	177,378	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/0529	2/13/2014	WD	U	V	37	33,900
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: EGERER CHARLES M &						
1789/1249	3/30/2012	WD	U	I	11	300,000
GRANTOR: SYNOVUS BANK						
GRANTEE: G&H LAND & TIMBER I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W20 W10 W22 S34 E11 E2 N1 E18 N13 E21 N20 $
FGR=[YR=2014;ORIG=-21,33] S9 E21 N22 W21 S13 $
PTO=[YR=2014;ORIG=-20,0] N10 W10 S10 E10 $
FOP=[YR=2014;ORIG=-41,34] S4 E8 N5 W6 S1 W2 $
.

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	1,228.00	SF	5.20	5.20	100	2014	2014	3	94	6,002	
2	0351	CARPORT MT	0	100	25	25	625.00	SF	10.00	10.00	100	2022	2022	3	93	5,813	
3	0811	CONCRETE B	0	100	0	0	1,068.00	SF	5.20	5.20	100	2025	2024		100	5,554	

LAND DESCRIPTION

TOTAL OB/XF 17,369

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							
2	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 06/05/2024 BY TW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

LOTS 62 & 63
IN OR 1903/529
RESERVE AT DEER RUN #1 PB 8/24

THRIFT SARAH E/EGERER CHARLES M
54261 TROTTER LN
CALLAHAN, FL 32011

2025

35-3N-25-1810-0063-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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

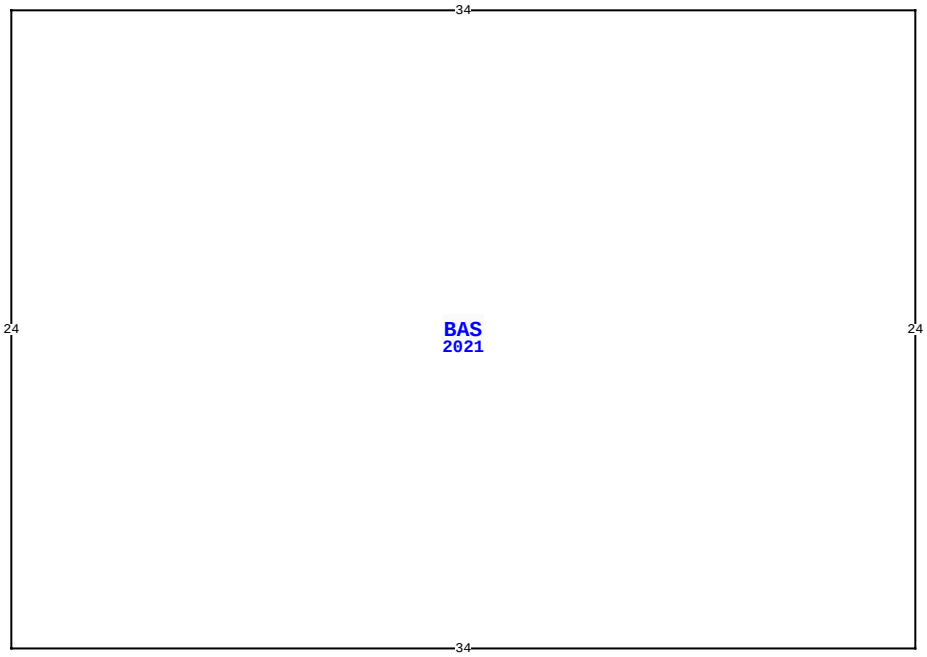
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	2021	816	18,521
TOTALS	816			816	18,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	816	63.2500	23.40	19,094	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2015 Heated Area: 816 HX Base Yr 2015



54261 TROTTER LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		336,042
TOTAL MARKET OB/XF VALUE		17,369
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		453,411
SOH/AGL Deduction		149,500
ASSESSED VALUE		303,911
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,189
TOTAL JUST VALUE		453,411
NCON VALUE		88,089
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/0529	2/13/2014	WD	U	V	37	33,900
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: EGERER CHARLES M &						
1789/1249	3/30/2012	WD	U	I	11	300,000
GRANTOR: SYNOVUS BANK						
GRANTEE: G&H LAND & TIMBER I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W34 S24 E34 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/05/2024 BY TW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

LOTS 62 & 63
IN OR 1903/529
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54261 TROTTER LN
CALLAHAN, FL 32011

2025

35-3N-25-1810-0063-0000

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 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

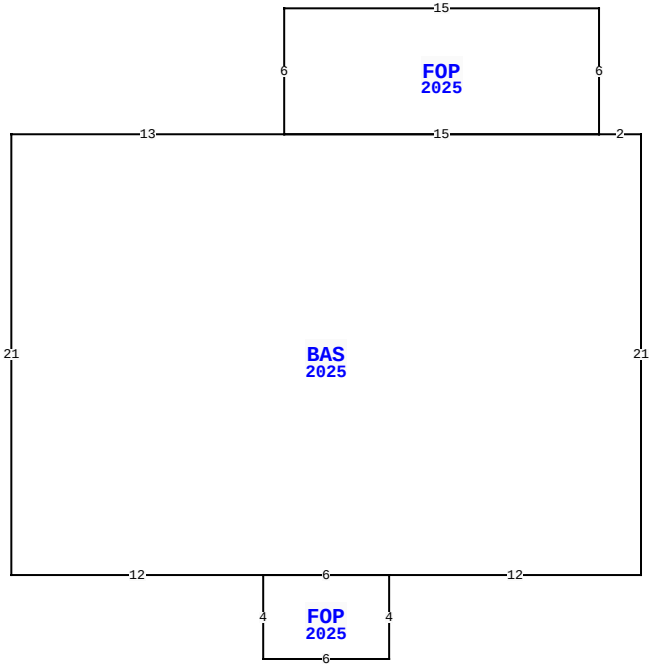
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100	2025	630	78,309
FOP	24	30	2025	7	870
FOP	90	30	2025	27	3,356
TOTALS	744			664	82,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	664	124.3000	124.30	82,535	2024	2024	0	0	0	0.00	100.00

3 SINGLE FAM – 100% - 2025 Heated Area: 630 HX Base Yr 2015



54261 TROTTER LN, CALLAHAN

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: EGERER CHARLES M &						
1789/1249	3/30/2012	WD	U	I	11	300,000
GRANTOR: SYNOVUS BANK						
GRANTEE: G&H LAND & TIMBER I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E13 E15 E2 S21 W12 W6 W12 N21 $
FOP=[YR=2025;ORIG=22,31] E6 S4 W6 N4 $
FOP=[YR=2025;ORIG=23,10] E15 N6 W15 S6 $
.

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 06/05/2024 BY TW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS