LOT 64
IN OR 2078/661
RESERVE AT DEER RUN #1 PB 8/24

THOMPSON MARK L & JENNY D
54235 TROTTER LN
CALLAHAN, FL 32011

**2025**

**35-3N-25-1810-0064-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

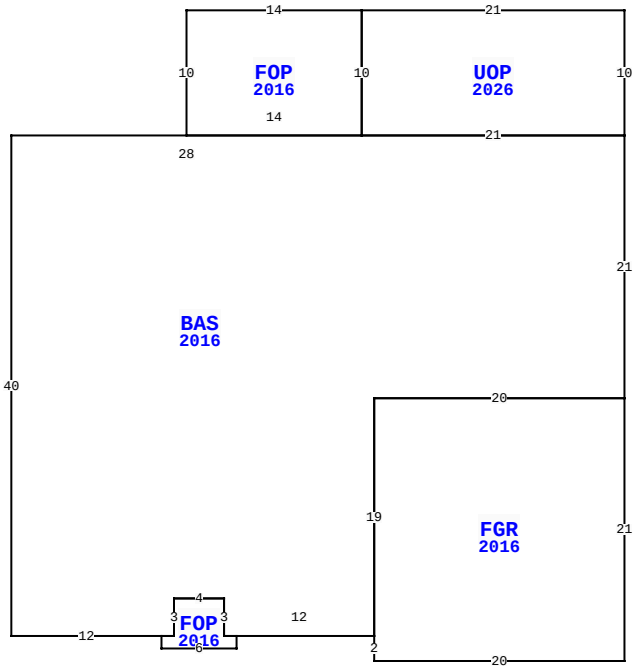
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 1,568 | 100 | 2016 | 1,568 | 233,595 |
| FGR | 420 | 55 | 2016 | 231 | 34,413 |
| FOP | 18 | 30 | 2016 | 5 | 745 |
| FOP | 140 | 30 | 2016 | 42 | 6,257 |
| UOP | 210 | 20 | 2026 | 42 | 6,257 |
| TOTALS | 2,356 | | | 1,888 | 281,267 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,888 | 117.0120 | 154.46 | 291,620 | 2016 | 2016 | 0 | 0 | 0 | 3.55 | 96.45 |

1 SNGL FAM – 100% - 2017 Heated Area: 1568 HX Base Yr 2017




54235 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 | | 281,267 |
| TOTAL MARKET OB/XF VALUE | | 7,163 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 338,430 |
| SOH/AGL Deduction | | 143,188 |
| ASSESSED VALUE | | 195,242 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 144,520 |
| TOTAL JUST VALUE | | 338,430 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 319,286 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632557 | CO ISSUED | 0 | 09/26/2016 |
| B1632557 | NEW CONSTR | 199,944 | 06/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2078/0661 | 10/17/2016 | WD | Q | I | 02 | 179,100 |
| GRANTOR: PREMIER HOMES OF NORT | | | | | | |
| GRANTEE: THOMPSON MARK L & J | | | | | | |
| 2026/0982 | 1/29/2016 | WD | U | V | 30 | 79,900 |
| GRANTOR: G&H LAND & TIMBER INV | | | | | | |
| GRANTEE: PREMIER HOMES OF NO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W21 W28 S40 E12 E1 N3 E4 S3 E12 N19 E20 N21 $
FGR=[YR=2016;ORIG=-20,40] S2 E20 N21 W20 S19 $
FOP=[YR=2016;ORIG=-21,0] N10 W14 S10 E14 $
FOP=[YR=2016;ORIG=-37,40] S1 E6 N1 W1 N3 W4 S3 W1 $
UOP=[YR=2026;ORIG=-21,-10] E21 S10 W21 N10 $
.

## 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 | 1,450.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 95 | 7,163 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,163

| 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 12/02/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS