LOT 66
RESERVE AT DEER RUN #1 PB 8/24

MICHAELS BARRETT
54191 TROTTER LN
CALLAHAN, FL 32011

2025

35-3N-25-1810-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

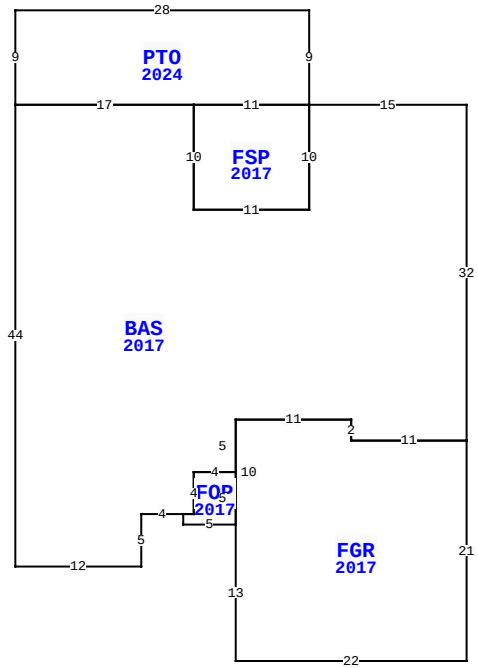
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,435	100	2017	1,435	213,223
FGR	484	55	2017	266	39,524
FOP	21	30	2017	6	892
FSP	110	40	2017	44	6,538
PTO	252	5	2024	13	1,932
TOTALS	2,302			1,764	262,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,764	118.8000	156.82	276,630	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2018 Heated Area: 1435 HX Base Yr 2018



54191 TROTTER LN, 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		262,107
TOTAL MARKET OB/XF VALUE		7,941
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		320,048
SOH/AGL Deduction		114,326
ASSESSED VALUE		205,722
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,000
TOTAL JUST VALUE		320,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002124	CO ISSUED	0	10/30/2017
17002124	NEW CONSTR	184,350	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	1/28/2019	CN	U	I	11	100
GRANTOR: FENDER KALEY M						
GRANTEE: MICHAELS BARRETT						
9999/9999	11/09/2017	CN	Q	I	01	207,700
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: MICHAELS BARRETT						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	2,068.00	SF	4.00	4.00	100	2017	2017	3	96	7,941	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W15 S10 W11 N10 W17 S44 E12 N5 E4 E1 N4 E4 N5 E11 S2 E11 N32 $
FGR=[YR=2017;ORIG=-22,40] S13 E22 N21 W11 N2 W11 S10 $
FSP=[YR=2017;ORIG=-15,0] W11 S10 E11 N10 $
FOP=[YR=2017;ORIG=-27,39] S1 E5 N5 W4 S4 W1 $
PTO=[YR=2024;ORIG=-43,0] E17 E11 N9 W28 S9 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,941

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 04/02/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS