

JENRETTE JOEY D & HEATHER
54165 TROTTER LANE
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

10ABOVE AVG 80

Exterior Wall

20FACE BRICK 20

Roof Structur

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

11CLAY TILE 50

Interior Floo

14CARPET 50

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3100

Bathrooms

2100

Frame Stories

02WOOD FRAME 100

Units

1.1.100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA05

NEIGHBORHOOD/LOC

5012.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,970

100

2017

1,970

281,729

FGR

420

55

2017

231

33,036

FOP

54

30

2017

16

2,288

FOP

100

30

2017

30

4,291

PTO

100

5

2017

5

715

TOTALS

2,644

2,252

322,058

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

1

0811

CONCRETE B

0100

00

1,644.00

SF

5.20

5.20

100

2017

2017

3

96

8,207

LAND DESCRIPTION

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

12/02/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

50,000

Market:

0

Agricultural:

0

Common:

50,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDD

0900

01

2,252

112.2100

148.12

333,566

2017

2017

0

0

3.45

96.55

1 SNGL FAM - 100% - 2021

Heated Area: 1970

HX Base Yr 2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE322,058

TOTAL MARKET OB/XF VALUE8,207

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE380,265

SOH/AGL Deduction98,772

ASSESSED VALUE281,493

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE230,771

TOTAL JUST VALUE380,265

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE364,998

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I / RSNCDSALE PRICE

2779/172

3/27/2025

TD

Q

I

01

474,000

GRANTOR: CARTER FAMILY REVOCAB

GRANTEE: JENRETTE JOEY D & H

2277/1795

5/29/2019

WD

Q

I

01

300,000

GRANTOR: MCRAE JEFFREY T & LAU

GRANTEE: CARTER FAMILY REVOC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FOP=[YR=2017] N10 W10 PTO=[YR=2017] W10 S10 E10 N10 \$ S10 E10\$ W32 S46 E10 FOP=[YR=2017] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E11 FGR=[YR=2017] S8 E20 N21 W20 S13\$ N13 E20 N33\$.