LOT 68
RESERVE AT DEER RUN #1 PB 8/24

STONEMAN STEVEN HOWARD & CHRISTINE ANNE
54087 TROTTER LN
CALLAHAN, FL 32011

2025

35-3N-25-1810-0068-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

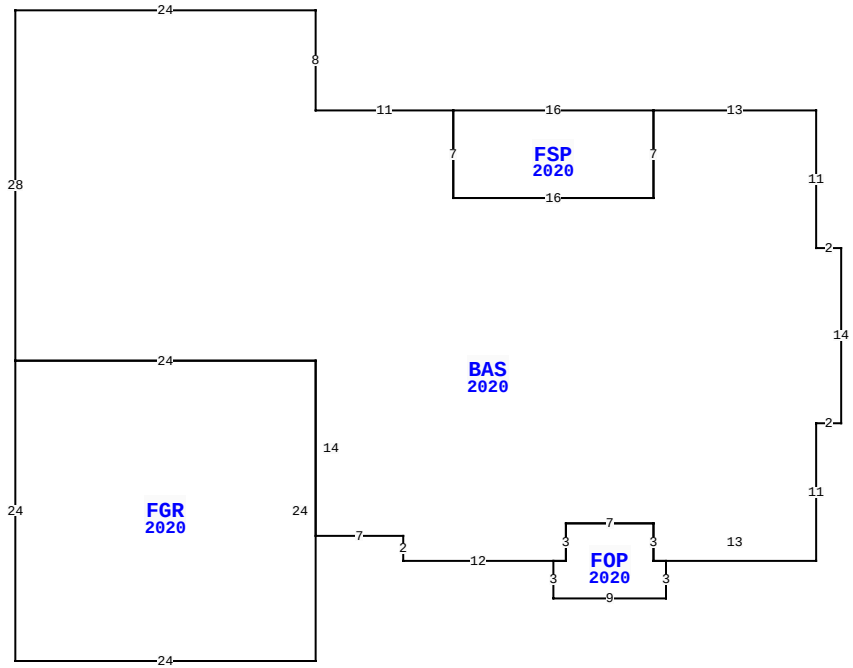
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,993	100	2020	1,993	307,593
FGR	576	55	2020	317	48,925
FOP	48	30	2020	14	2,161
FSP	112	40	2020	45	6,945
TOTALS	2,729			2,369	365,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,369	120.5400	159.11	376,932	2020	2020	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2025 Heated Area: 1993 HX Base Yr 2025



54087 TROTTER LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		365,624
TOTAL MARKET OB/XF VALUE		6,829
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		422,453
SOH/AGL Deduction		0
ASSESSED VALUE		422,453
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		371,731
TOTAL JUST VALUE		422,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000418	CO ISSUED	0	01/15/2020
19005829	NEW CONSTR	264,450	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/1774	4/02/2024	WD	Q	I	02	495,000
GRANTOR: MENTUS TIMOTHY L & HE						
GRANTEE: STONEMAN STEVEN HOW						
2250/1095	1/16/2019	WD	Q	I	01	39,642
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: MENTUS TIMOTHY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W13 S7 W16 N7 W11 N8 W24 S28 E24 S14 E7 S2 E12 E1 N3 E7 S3 E13 N11 E2 N14 W2 N11 $
FGR=[YR=2020;ORIG=-64,20] S24 E24 N24 W24 $
FSP=[YR=2020;ORIG=-13,0] W16 S7 E16 N7 $
FOP=[YR=2020;ORIG=-21,36] S3 E9 N3 W1 N3 W7 S3 W1 $
.

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	1,340.00	SF	5.20	5.20	100	2020	2020	3	98	6,829	

LAND DESCRIPTION

TOTAL OB/XF 6,829

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 01/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS