LOTS 69 70 & 71
IN OR 2121/111
RESERVE AT DEER RUN #1 PB 8/24

MITCHELL MICHAEL A
54059 TROTTER LN
CALLAHAN, FL 32011

**2025**

**35-3N-25-1810-0070-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 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 | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

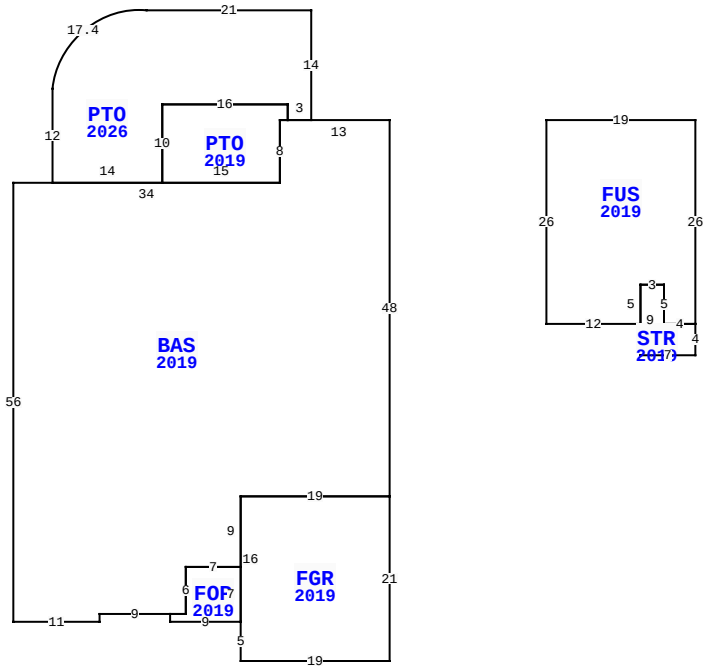
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,436 | 100 | 2019 | 2,436 | 343,554 |
| FGR | 399 | 55 | 2019 | 219 | 30,886 |
| FOP | 51 | 30 | 2019 | 15 | 2,116 |
| FUS | 479 | 100 | 2019 | 479 | 67,554 |
| PTO | 152 | 5 | 2019 | 8 | 1,128 |
| PTO | 517 | 5 | 2026 | 26 | 3,667 |
| STR | 43 | 10 | 2019 | 4 | 564 |
| TOTALS | 4,077 | | | 3,187 | 449,468 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,187 | 109.0200 | 143.91 | 458,641 | 2019 | 2019 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM – 100% - 2020 Heated Area: 2915 HX Base Yr 2020




54059 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 | | 449,468 |
| TOTAL MARKET OB/XF VALUE | | 5,039 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 604,507 |
| SOH/AGL Deduction | | 185,144 |
| ASSESSED VALUE | | 419,363 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 368,641 |
| TOTAL JUST VALUE | | 604,507 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 579,410 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19001648 | CO ISSUED | 0 | 02/20/2019 |
| 18005392 | NEW CONSTR | 353,157 | 08/01/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2121/0111 | 5/18/2017 | WD | Q | V | 01 | 64,700 |
| GRANTOR: G&H LAND & TIMBER INV | | | | | | |
| GRANTEE: MITCHELL MICHAEL A | | | | | | |
| 2115/0879 | 4/21/2017 | WD | U | V | 11 | 100 |
| GRANTOR: BENNETT'S PROPERTY SE | | | | | | |
| GRANTEE: G&H LAND & TIMBER I | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W13 W1 S8 W34 S56 E11 N1 E9 E2 N6 E7 N9 E19 N48 $
FUS=[YR=2019;ORIG=20,0] E19 S26 W4 N5 W3 S5 W12 N26 $
FGR=[YR=2019;ORIG=-19,64] S5 E19 N21 W19 S16 $
PTO=[YR=2019;ORIG=-13,0] N2 W16 S10 E15 N8 E1 $
FOP=[YR=2019;ORIG=-28,63] S1 E9 N7 W7 S6 W2 $
STR=[YR=2019;ORIG=39,26] S4 W7 N9 E3 S5 E4 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-29,8] W14 N12 U10R12G90 E21 S14 W3 N2 W16 S10 $
.

### 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 | 999.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 97 | 5,039 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,039

| 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 | 0006 | OR | 0.00 | 0.00 | 3.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 150,000 | | | | | | | |

REVIEW DATE 12/02/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS