LOT 73
PT OR 2005/13
RESERVE AT DEER RUN #1 PB 8/24

JENKINS BRIAN WAYNE & AUTUMN A
55033 BARTRAM TR
CALLAHAN, FL 32011

2025

35-3N-25-1810-0073-0000

BUILDING CHARACTERISTICS

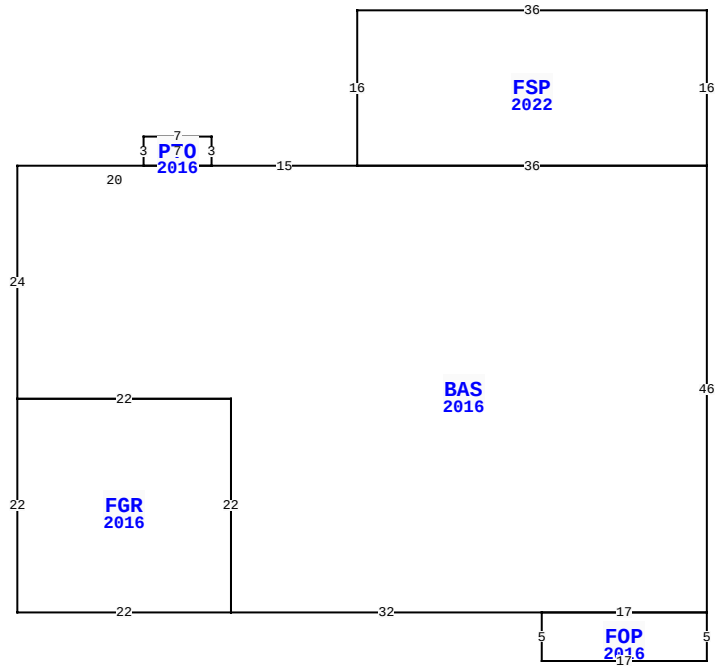
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,782	100	2016	2,782	372,975
FGR	484	55	2016	266	35,662
FOP	85	30	2016	26	3,486
FSP	576	40	2022	230	30,836
PTO	21	5	2016	1	134
TOTALS	3,948			3,305	443,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,305	105.2480	138.93	459,164	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 2782 HX Base Yr 2017



55033 BARTRAM TR, 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		443,093
TOTAL MARKET OB/XF VALUE		2,235
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		495,328
SOH/AGL Deduction		218,347
ASSESSED VALUE		276,981
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,259
TOTAL JUST VALUE		495,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631899	CO ISSUED	0	09/21/2016
B1631899	NEW CONSTR	349,475	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2005/0013	9/24/2015	WD	Q	V	05	49,800
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: JENKINS BRIAN WAYNE						
1789/1249	3/30/2012	WD	U	I	11	300,000
GRANTOR: SYNOVUS BANK						
GRANTEE: G&H LAND & TIMBER I						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W36 S16 BAS=[YR=2016] W15 PTO=[YR=2016] N3 W7 S3 E7$ W20 S24 FGR=[YR=2016] S22 E22 N22 W22$ E22 S22 E32 FOP=[YR=2016] S5 E17 N5 W17$ E17 N46 W36$ E36 N16$.

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	0810	CONCRETE A	0	100	0	0	362.00	SF	6.50	6.50	100	2016	2016	3	95	2,235	

LAND DESCRIPTION

TOTAL OB/XF 2,235

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	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