LOT 77
RESERVE AT DEER RUN #1 PB 8/24

KRUGER SHELLY & WILLIAM
55295 BARTRAM TRAIL
CALLAHAN, FL 32011

2025

35-3N-25-1810-0077-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

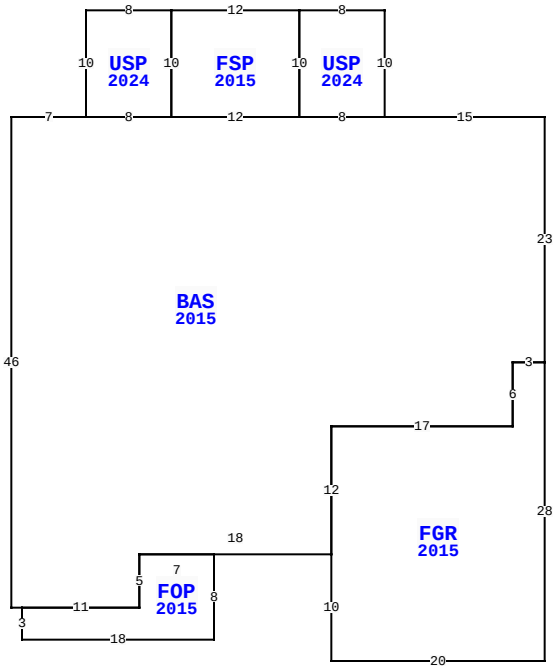
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,852	100	2015	1,852	260,359
FGR	458	55	2015	252	35,427
FOP	89	30	2015	27	3,796
FSP	120	40	2015	48	6,748
USP	80	30	2024	24	3,374
USP	80	30	2024	24	3,374
TOTALS	2,679			2,227	313,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,227	110.9360	146.44	326,122	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2019 Heated Area: 1852 HX Base Yr 2019



55295 BARTRAM TR, 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		334,592
TOTAL MARKET OB/XF VALUE		7,410
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		392,002
SOH/AGL Deduction		127,679
ASSESSED VALUE		264,323
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,601
TOTAL JUST VALUE		392,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007450	GARAGE	57,960	08/19/2020
B1530687	CO ISSUED	0	11/01/2015
B1530687	NEW CONSTR	233,990	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/1555	6/17/2025	WD	Q	I	01	550,000
GRANTOR: WYNN JOHN MARK & WAND						
GRANTEE: KRUGER SHELLY & WIL						
2223/0718	9/11/2018	WD	Q	I	01	270,000
GRANTOR: ANDONISIO KENNETH II						
GRANTEE: WYNN JOHN MARK & WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W15 W8 W12 W8 W7 S46 E1 E11 N5 E18 N12 E17 N6 E3 N23 $
FGR=[YR=2015;ORIG=-20,41] S10 E20 N28 W3 S6 W17 S12 $
FSP=[YR=2015;ORIG=-23,0] N10 W12 S10 E12 $
FOP=[YR=2015;ORIG=-49,46] S3 E18 N8 W7 S5 W11 $
USP=[YR=2024;ORIG=-35,0] W8 N10 E8 S10 $
USP=[YR=2024;ORIG=-23,0] E8 N10 W8 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	0810	CONCRETE A	0	100	0	0	1,200.00	SF	6.50	6.50	100	2015	2015	3	95	7,410	

LAND DESCRIPTION

TOTAL OB/XF 7,410

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

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

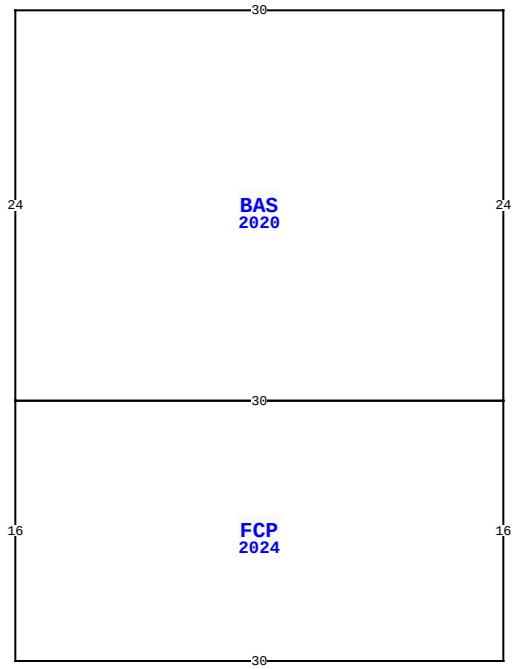
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2020	720	18,442
FCP	480	25	2024	120	3,074
TOTALS	1,200			840	21,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	72.1050	26.68	22,411	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2019 Heated Area: 720 HX Base Yr 2019



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GRANTOR: ANDONISIO KENNETH II						
GRANTEE: WYNN JOHN MARK & WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W30 S24 E30 N24 $
FCP=[YR=2024;ORIG=-30,24] E30 S16 W30 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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