LOT 78
RESERVE AT DEER RUN #1 PB 8/24

BURNSED ANTHONY
55349 BARTRAM TRAIL
CALLAHAN, FL 32011

2025

35-3N-25-1810-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

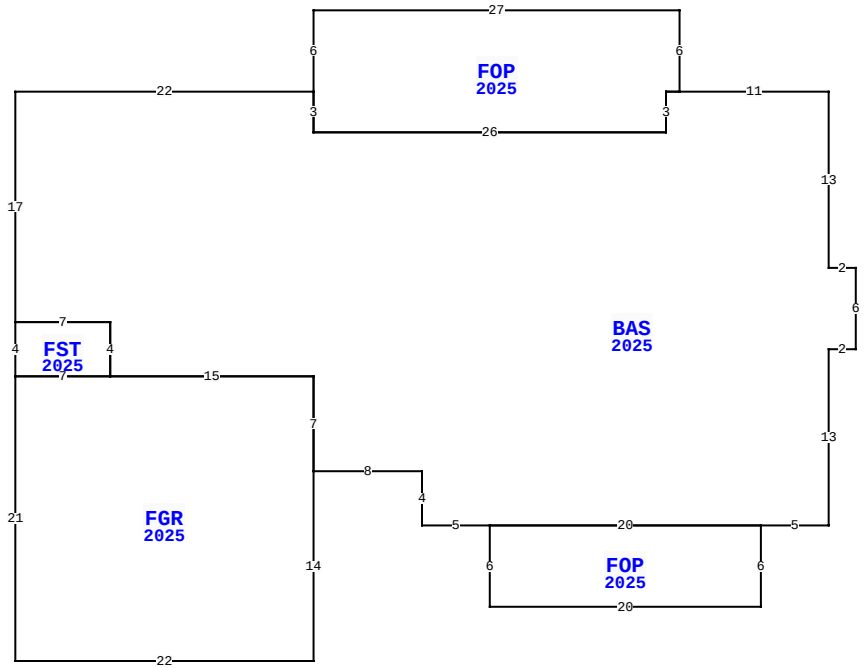
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,552	100	2025	1,552	233,297
FGR	462	55	2025	254	38,181
FOP	120	30	2025	36	5,412
FOP	240	30	2025	72	10,823
FST	28	55	2025	15	2,255
TOTALS	2,402			1,929	289,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,929	113.8760	150.32	289,967	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1552 HX Base Yr 2025



55349 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		289,967
TOTAL MARKET OB/XF VALUE		7,046
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		347,013
SOH/AGL Deduction		0
ASSESSED VALUE		347,013
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		296,291
TOTAL JUST VALUE		347,013
NCON VALUE		297,013
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008461	PRIVATE PROVIDER	302,589	07/19/2024
B23-11415	SFR	302,589	09/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/1016	6/06/2023	WD	Q	V	01	68,500
GRANTOR: MCCARTHY CAROL ANNE						
GRANTEE: BURNSED ANTHONY						
2582/1051	8/01/2022	WD	Q	V	01	65,000
GRANTOR: MINCY JIMMY R III & C						
GRANTEE: MCCARTHY CAROL ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E22 S3 E26 N3 E1 E11 S13 E2 S6 W2 S13 W5 W20 W5 N4 W8 N7 W15 N4 W7 N17 $
FOP=[YR=2025;ORIG=32,13] E26 N3 E1 N6 W27 S6 S3 $
FOP=[YR=2025;ORIG=45,42] E20 S6 W20 N6 $
FST=[YR=2025;ORIG=17,27] W7 S4 E7 N4 $
FGR=[YR=2025;ORIG=32,31] W15 W7 S21 E22 N14 N7 $
.

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	1,355.00	SF	5.20	5.20	100	2025	2024		100	7,046	

LAND DESCRIPTION

TOTAL OB/XF 7,046

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 12/17/2024 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS