LOT 79
RESERVE AT DEER RUN #1 PB 8/24

WRICE RONALD
55421 BARTRAM TRAIL
CALLAHAN, FL 32011

2025

35-3N-25-1810-0079-0000

BUILDING CHARACTERISTICS

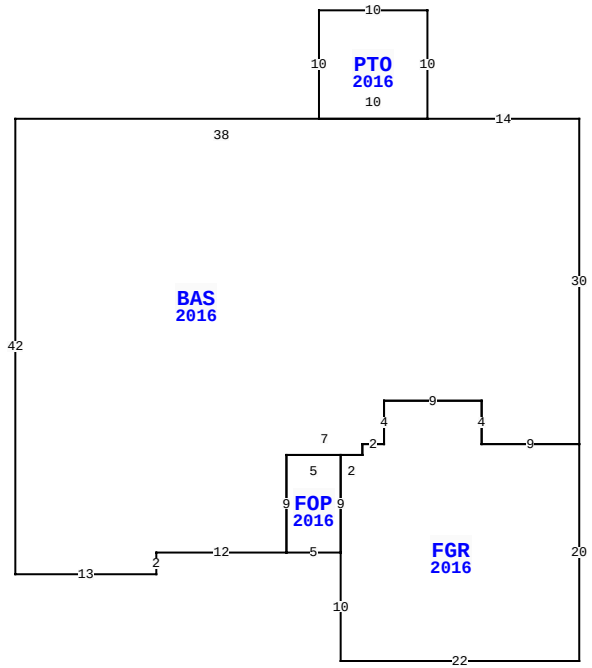
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,807	100	2016	1,807	246,532
FGR	474	55	2016	261	35,609
FOP	45	30	2016	14	1,910
PTO	100	5	2016	5	682
TOTALS	2,426			2,087	284,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,087	109.9560	145.14	302,907	2016	2016	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2020 Heated Area: 1807 HX Base Yr 2020



55421 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		303,534
TOTAL MARKET OB/XF VALUE		9,949
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		363,483
SOH/AGL Deduction		103,106
ASSESSED VALUE		260,377
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		209,655
TOTAL JUST VALUE		363,483
NCON VALUE		19,581
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-13585	GARAGE (24X35) W/	57,771	10/24/2023
B1531580	CO ISSUED	0	09/27/2016
B1531580	NEW CONSTR	0	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2322/0590	12/03/2019	WD	Q	I	01	275,000
GRANTOR: HYGEMA ETHAN L & TALL						
GRANTEE: WRICE RONALD						
2081/0300	10/28/2016	WD	Q	I	01	223,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: HYGEMA ETHAN L & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2016] N10 W10 S10 E10$ W38 S42 E13 N2 E12 FOP=[YR=2016] E5 FGR=[YR=2016] S10 E22 N20 W9 N4 W9 S4 W2 S1 W2 S9$ N9 W5 S9$ N9 E7 N1 E2 N4 E9 S4 E9 N30$.

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	1,856.00	SF	5.20	5.20	100	2016	2016	3	95	9,169	
2	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	2025	2024		100	780	

LAND DESCRIPTION

TOTAL OB/XF 9,949

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 06/05/2024 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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
Quality	05	Quality Level 05

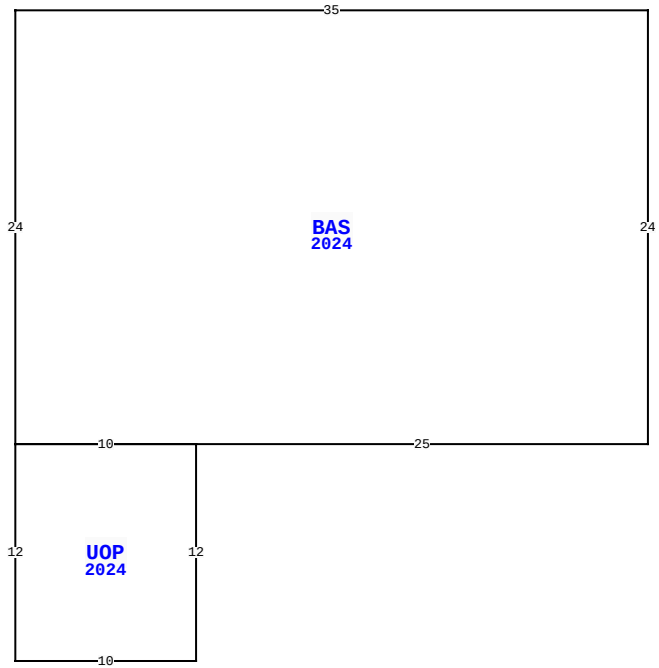
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	18,278
UOP	120	20	2024	24	523
TOTALS	960			864	18,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	59.4000	21.98	18,991	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 840 HX Base Yr 2020



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2081/0300	10/28/2016	WD	Q	I	01	223,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: HYGEMA ETHAN L & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E35 S24 W25 W10 N24 $
UOP=[YR=2024;ORIG=50,34] E10 S12 W10 N12 $
.

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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