LOT 81
RESERVE AT DEER RUN #1 PB 8/24

BRELAND DAVID & DOROTHY D L/E/
55567 BARTRAM TR
CALLAHAN, FL 32011

2025

35-3N-25-1810-0081-0000

BUILDING CHARACTERISTICS

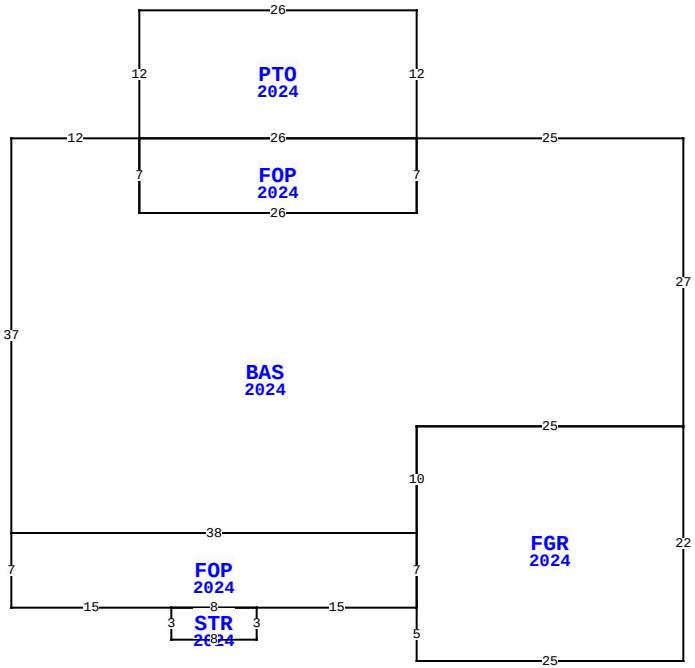
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,899	100	2024	1,899	272,924
FGR	550	55	2024	302	43,403
FOP	182	30	2024	55	7,905
FOP	266	30	2024	80	11,498
PTO	312	5	2024	16	2,300
STR	24	10	2024	2	287
TOTALS	3,233			2,354	338,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,354	108.8780	143.72	338,317	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1899 HX Base Yr 2024



55567 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		355,321
TOTAL MARKET OB/XF VALUE		5,460
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		410,781
SOH/AGL Deduction		94,294
ASSESSED VALUE		316,487
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		260,765
TOTAL JUST VALUE		410,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2308048	CO		08/29/2023
B2308048	GARAGE 24X24	54,579	06/22/2023
23002407	NEW CONSTR	364,514	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/1516	3/05/2025	WD	U	I	11	100
GRANTOR: BRELAND DAVID E & DOR						
GRANTEE: STRAHLER LISA MICHE						
2767/905	2/11/2025	WD	U	I	11	100
GRANTOR: BRELAND DAVID E & DOR						
GRANTEE: STRAHLER LISA MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=71,0] W25 S7 W26 N7 W12 S37 E38 N10 E25 N27 $
FOP=[YR=2024;ORIG=20,7] E26 N7 W26 S7 $
PTO=[YR=2024;ORIG=20,0] E26 N12 W26 S12 $
FOP=[YR=2024;ORIG=8,37] E38 S7 W15 W8 W15 N7 $
STR=[YR=2024;ORIG=23,44] E8 S3 W8 N3 $
FGR=[YR=2024;ORIG=46,49] N5 N7 N10 E25 S22 W25 $
.

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	0812	CONCRETE C	0	100	0	0	1,365.00	SF	4.00	4.00	100	2024	2023		100	5,460	

LAND DESCRIPTION

TOTAL OB/XF 5,460

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 KW 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

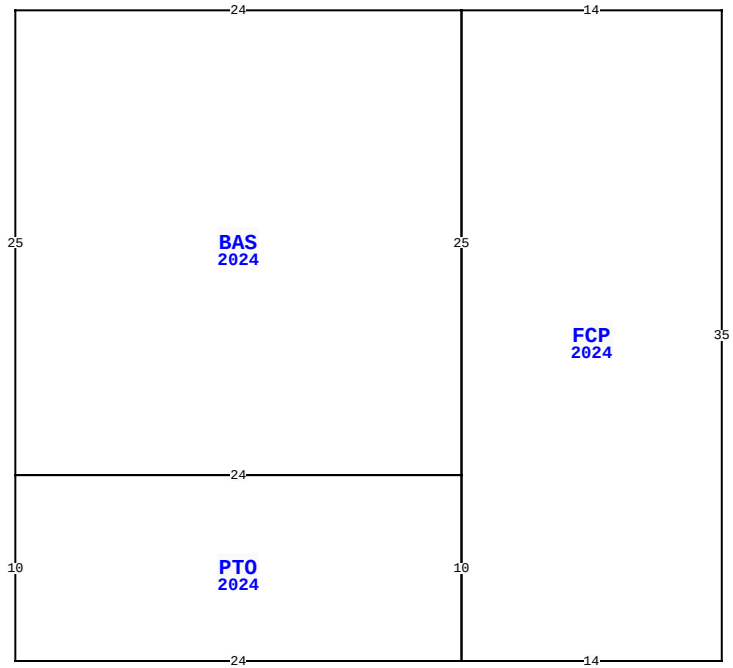
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	600	100	2024	600	13,900
FCP	490	25	2024	122	2,826
PTO	240	5	2024	12	278
TOTALS	1,330			734	17,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	734	63.2500	23.40	17,176	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 600 HX Base Yr 2024



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GRANTOR: BRELAND DAVID E & DOR						
GRANTEE: STRAHLER LISA MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,15] E24 S25 W24 N25 $
PTO=[YR=2024;ORIG=50,40] E24 S10 W24 N10 $
FCP=[YR=2024;ORIG=88,50] W14 N10 N25 E14 S35 $
.

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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