LOT 82
RESERVE AT DEER RUN #1 PB 8/24

QUINN RYAN MICHAEL & MEGAN M
55639 BARTRAM TR
CALLAHAN, FL 32011

2025

35-3N-25-1810-0082-0000

BUILDING CHARACTERISTICS

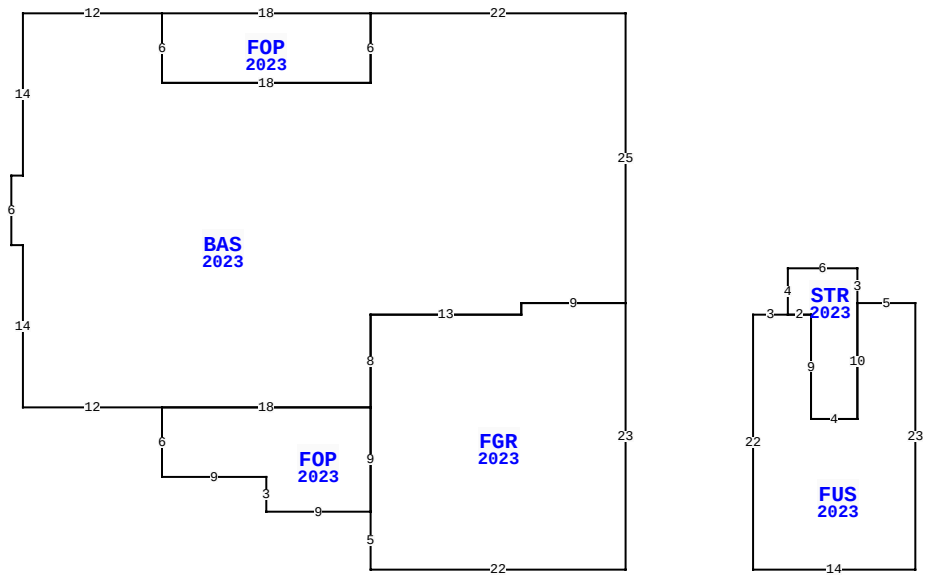
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,481	100	2023	1,481	211,211
FGR	493	55	2023	271	38,648
FOP	108	30	2023	32	4,564
FOP	135	30	2023	40	5,704
FUS	277	100	2023	277	39,503
STR	60	10	2023	6	856
TOTALS	2,554			2,107	300,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,107	108.5840	143.33	301,996	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2025 Heated Area: 1758 HX Base Yr 2025



55639 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		300,486
TOTAL MARKET OB/XF VALUE		44,818
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		395,304
SOH/AGL Deduction		0
ASSESSED VALUE		395,304
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		344,582
TOTAL JUST VALUE		395,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2211627	CO		06/27/2023
B2309742	POOL	71,960	06/21/2023
22011627	NEW CONSTR	254,196	07/29/2022
B1632670	XFOB	24,636	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1205	3/31/2022	SW	Q	V	01	55,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: QUINN RYAN MICHAEL						
2047/1858	5/20/2016	WD	Q	V	05	64,900
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: COEN SHANNON R & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,0] S14 W1 S6 E1 S14 E12 E18 N8 E13 N1 E9 N25 W22 S6 W18 N6 W12 $
FOP=[YR=2023;ORIG=72,0] E18 S6 W18 N6 $
FOP=[YR=2023;ORIG=90,34] S9 W9 N3 W9 N6 E18 $
FGR=[YR=2023;ORIG=103,26] N1 E9 S23 W22 N5 N9 N8 E13 $
FUS=[YR=2023;ORIG=123,48] N22 E3 E2 S9 E4 N10 E5 S23 W14 $
STR=[YR=2023;ORIG=126,26] N4 E6 S3 S10 W4 N9 W2 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
2	0812	CONCRETE C	0	100	0	0	1,391.00	SF	4.00	4.00	100	2024	2023		100	5,564	
3	0861	POOL GUNIT	0	100	0	0	368.00	SF	85.00	85.00	100	2024	2023		98	30,654	
4	0855	CONC PAVER	0	100	0	0	510.00	SF	10.00	10.00	100	2024	2023		100	5,100	

LAND DESCRIPTION

TOTAL OB/XF 44,818

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 08/04/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS