LOT 87
RESERVE AT DEER RUN #1 PB 8/24

JONES GRAHAM & CHARLOTTE/
54316 TROTTER LN
CALLAHAN, FL 32011

**2025**

**35-3N-25-1810-0087-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

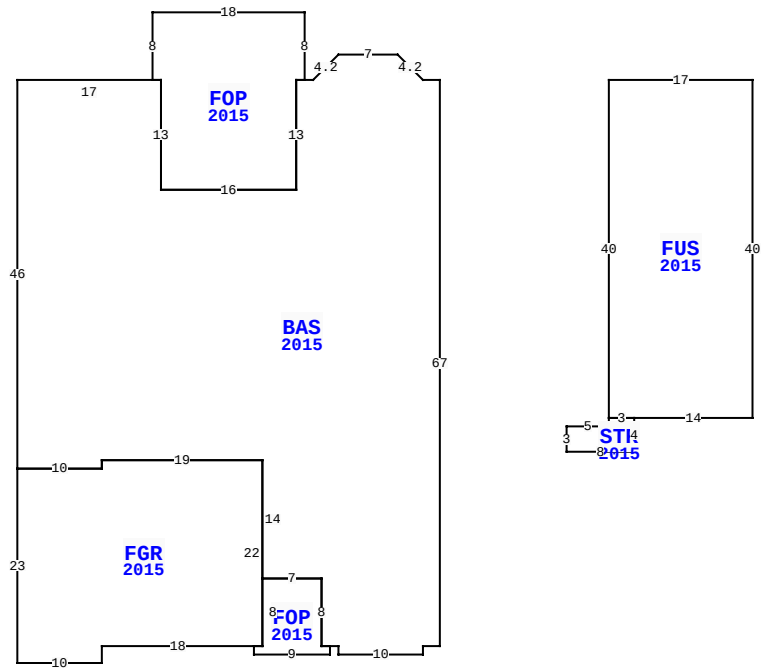
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5012.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,498 | 100 | 2015 | 2,498 | 338,396 |
| FGR | 648 | 55 | 2015 | 356 | 48,227 |
| FOP | 65 | 30 | 2015 | 20 | 2,709 |
| FOP | 352 | 30 | 2015 | 106 | 14,359 |
| FUS | 680 | 100 | 2015 | 680 | 92,117 |
| STR | 27 | 10 | 2015 | 3 | 407 |
| TOTALS | 4,270 | | | 3,663 | 496,215 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,663 | 107.4600 | 141.85 | 519,597 | 2015 | 2015 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM – 100% - 2017 Heated Area: 3178 HX Base Yr 2017




54316 TROTTER LN, 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 | | 527,290 |
| TOTAL MARKET OB/XF VALUE | | 76,802 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 654,092 |
| SOH/AGL Deduction | | 255,993 |
| ASSESSED VALUE | | 398,099 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 347,377 |
| TOTAL JUST VALUE | | 654,092 |
| NCON VALUE | | 31,075 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 601,444 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240001243 | 30X50 METAL BLDG | 96,285 | 02/01/2024 |
| B2217495 | XFOB | 27,530 | 11/28/2022 |
| 22011436 | SWIM POOL | 77,491 | 07/26/2022 |
| B1530614 | CO ISSUED | 0 | 10/13/2015 |
| B1530614 | NEW CONSTR | 398,499 | 06/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 10/20/2015 | CN | Q | I | 01 | 317,300 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: JONES GRAHAM & CHAR | | | | | | |
| 1975/1746 | 4/20/2015 | WD | Q | V | 05 | 80,000 |
| GRANTOR: G&H LAND & TIMBER INV | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## 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 | 1,256.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 6,205 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,408.00 | SF | 17.50 | 17.50 | 100 | 2022 | 2022 | 3 | 93 | 22,915 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 450.00 | SF | 85.00 | 85.00 | 100 | 2022 | 2022 | 3 | 95 | 36,338 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 958.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 9,484 | |
| 5 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2022 | 2022 | 3 | 93 | 1,860 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W2 U3 L3 W7 D3 L3 W1 FOP=[YR=2015] N8 W18 S8 E1 S13 E16 N13 E1$ W1 S13 W16 N13 W17 S46 FGR=[YR=2015] S23 E10 N2 E18 FOP=[YR=2015] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N22 W19 S1 W10$ E10 N1 E19 S14 E7 S8 E2 S1 E10 N1 E2 N67$ PTR=E20 FUS=[YR=2015] E17 S40 W14 STR=[YR=2015] S4 W8 N3 E5 N1 E3$ W3 N40$ W20$.

## LAND DESCRIPTION

TOTAL OB/XF 76,802

| 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

LOT 87
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## NASSAU COUNTY PROPERTY



## 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

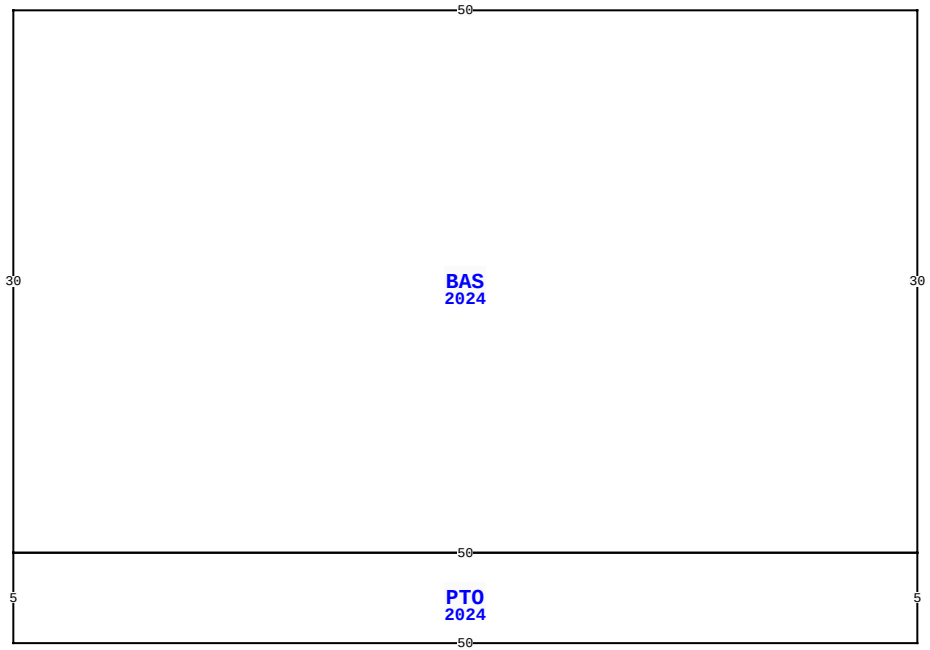
NEIGHBORHOOD/LOC 5012.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,500 | 100 | 2024 | 1,500 | 30,829 |
| PTO | 250 | 5 | 2024 | 12 | 247 |
| TOTALS | 1,750 | | | 1,512 | 31,075 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,512 | 56.1000 | 20.76 | 31,389 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 100% - 2025 Heated Area: 1500 HX Base Yr 2017

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| BLD DATE | | LGL DATE | |
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| GRANTEE: JONES GRAHAM & CHAR | | | | | | |
| 1975/1746 | 4/20/2015 | WD | Q | V | 05 | 80,000 |
| GRANTOR: G&H LAND & TIMBER INV | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E50 S30 W50 N30 $
PTO=[YR=2024;ORIG=50,40] E50 S5 W50 N5 $
.

## 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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