LOT 88
RESERVE AT DEER RUN #1 PB 8/24

VAN FOSSEN GREGORY & ANGELA
54280 TROTTER LN
CALLAHAN, FL 32011

2025

35-3N-25-1810-0088-0000

BUILDING CHARACTERISTICS

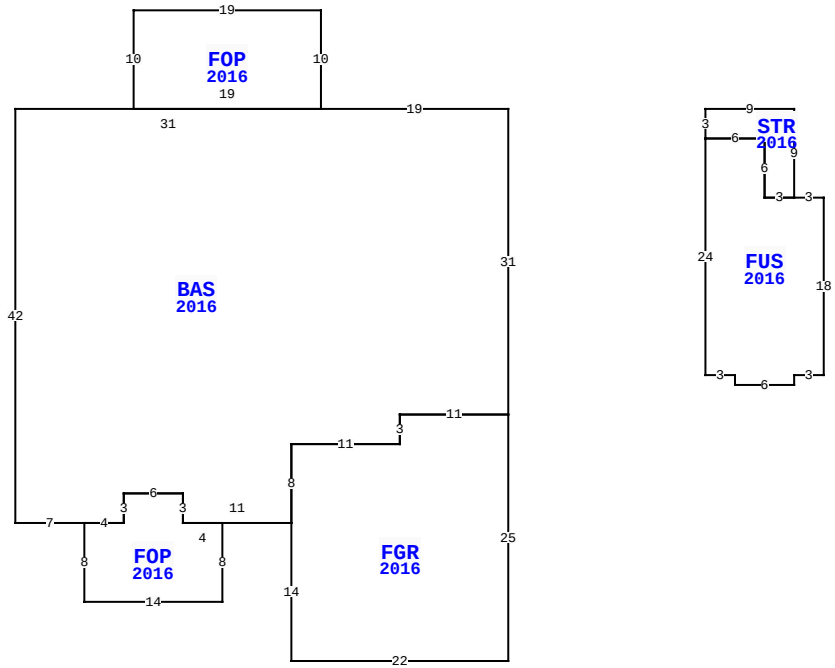
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,873	100	2016	1,873	279,286
FGR	517	55	2016	284	42,347
FOP	130	30	2016	39	5,815
FOP	190	30	2016	57	8,499
FUS	258	100	2016	258	38,471
STR	45	10	2016	4	596
TOTALS	3,013			2,515	375,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,515	117.1200	154.60	388,819	2016	2016	0	0	0	3.55	96.45

1 SNGL FAM – 100% - 2017 Heated Area: 2131 HX Base Yr 2017



54280 TROTTER LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		388,775
TOTAL MARKET OB/XF VALUE		7,944
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		446,719
SOH/AGL Deduction		184,171
ASSESSED VALUE		262,548
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,826
TOTAL JUST VALUE		446,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007462	GARAGE	35,928	05/12/2022
B1632862	CO ISSUED	0	12/12/2016
B1632862	NEW CONSTR	269,181	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/307	5/20/2025	QC	U	I	11	100
GRANTOR: VAN FOSSEN GREG & ANG						
GRANTEE: VAN FOSSEN GREGORY						
2054/0825	6/17/2016	WD	Q	V	01	20,000
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: VAN FOSSEN GRAG & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] N10 W19 S10 E19$ W31 S42 E7
FOP=[YR=2016] S8 E14 N8 W4 N3 W6 S3 W4$ E4 N3 E6 S3 E11
FGR=[YR=2016] S14 E22 N25 W11 S3 W11 S8$ N8 E11 N3 E11 N31$
PTR=E20 STR=[YR=2016] E9 S9 FUS=[YR=2016] E3 S18 W3 S1 W6 N1
W3 N24 E6 S6 E3$ W3 N6 W6 N3$ W20 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0812	CONCRETE C	0	100	0	0	1,580.00	SF	4.00	4.00	100	2016	2016	3	95	6,004	

LAND DESCRIPTION

TOTAL OB/XF 7,944

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 03/07/2023 BY DJ 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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

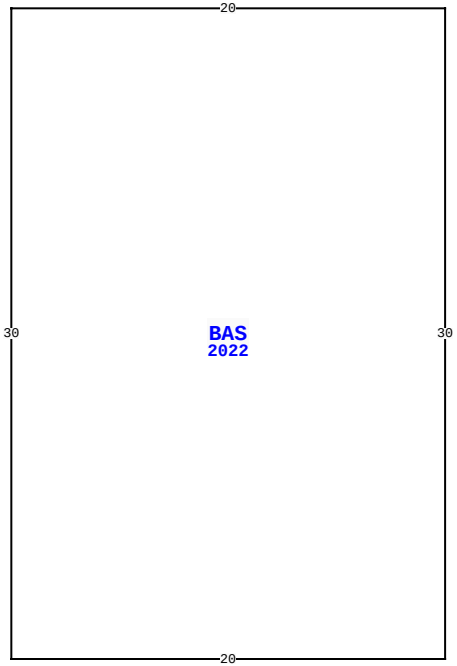
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	13,759
TOTALS	600			600	13,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2017 Heated Area: 600 HX Base Yr 2017



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GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: VAN FOSSEN GRAG & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S30 E20 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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