

LOT 89
IN OR 2083/1028
RESERVE AT DEER RUN #1 PB 8/24

NOBLE JAMES M & LUCI ANN
54242 TROTTER LN
CALLAHAN, FL 32011

2025

35-3N-25-1810-0089-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,554	100	2016	2,554	352,844
FGR	594	55	2016	327	45,177
FOP	65	30	2016	20	2,763
FOP	352	30	2016	106	14,644
TOTALS	3,565			3,007	415,428

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,211.00	SF	5.20
2	0477	VF 4 SLAT	0	100	0	0	216.00	LF	14.00
3	0469	VF LATTIC	0	100	0	0	216.00	SF	5.50
4	0855	CONC PAVER	0	100	0	0	550.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

REVIEW DATE 12/02/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,007	109.0200	143.91	432,737	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2018 Heated Area: 2554 HX Base Yr 2018											
54242 TROTTER LN, CALLAHAN											

TOTAL OB/XF											
15,277											

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15,277											

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		415,428	
TOTAL MARKET OB/XF VALUE		15,277	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		480,705	
SOH/AGL Deduction		222,095	
ASSESSED VALUE		258,610	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		207,888	
TOTAL JUST VALUE		480,705	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		460,888	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632431	CO ISSUED	0	11/08/2016
B1632431	NEW CONSTR	0	06/02/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2083/1028	11/07/2016	WD	Q	I	01	314,700	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: NOBLE JAMES M & LUC							
2041/0743	4/14/2016	WD	Q	V	01	22,000	
GRANTOR: G&H LAND & TIMBER INV							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2016] L3 U3 W11 D2 L2 FOP=[YR=2016] N7 W18 S8 E1 S13 E16 N13 U1 R1 \$ D1 L1 S13 W16 N13 W17 S48 FGR=[YR=2016] S21 E10 N2 E18 FOP=[YR=2016] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N20 W23 S1 W6\$ E6 N1 E23 S12 E7 S8 E14 N67\$.							

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