LOT 90
IN OR 2050/1893
RESERVE AT DEER RUN #1 PB 8/24

CLARK MARION FRANKLIN & MARY GRAW
54204 TROTTER LANE
CALLAHAN, FL 32011

2025

35-3N-25-1810-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

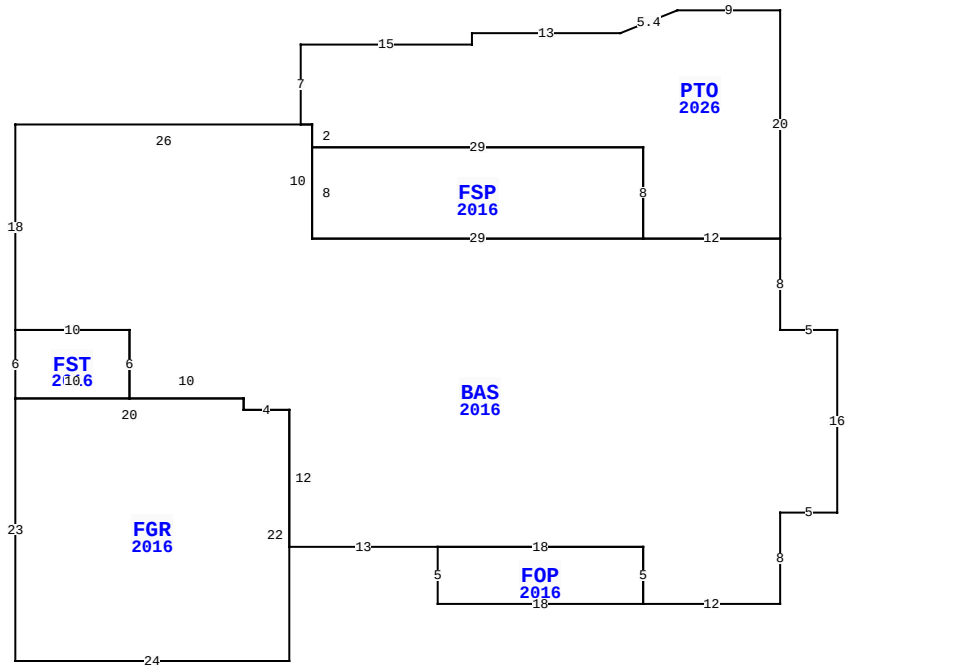
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,841	100	2016	1,841	280,001
FGR	548	55	2016	301	45,780
FOP	90	30	2016	27	4,107
FSP	232	40	2016	93	14,144
FST	60	55	2016	33	5,019
PTO	522	5	2026	26	3,954
TOTALS	3,293			2,321	353,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,321	119.4620	157.69	365,998	2016	2016	0	0	0	3.55	96.45

1 SNGL FAM – 100% - 2018 Heated Area: 1841 HX Base Yr 2018



54204 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		353,005
TOTAL MARKET OB/XF VALUE		7,785
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		410,790
SOH/AGL Deduction		155,893
ASSESSED VALUE		254,897
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,175
TOTAL JUST VALUE		410,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001762	CO ISSUED	0	03/06/2017
B1633006	NEW CONSTR	241,464	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2050/1893	6/03/2016	WD	Q	V	02	30,000
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: CLARK MARION FRANKL						
2035/0612	3/21/2016	WD	Q	V	05	40,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W12 W29 N10 W26 S18 E10 S6 E10 S1 E4 S12 E13 E18 S5 E12 N8 E5 N16 W5 N8 $
FGR=[YR=2016;ORIG=-67,14] S23 E24 N22 W4 N1 W20 $
FSP=[YR=2016;ORIG=-12,0] N8 W29 S8 E29 $
FOP=[YR=2016;ORIG=-30,27] S5 E18 N5 W18 $
FST=[YR=2016;ORIG=-67,8] S6 E10 N6 W10 $
PTO=[YR=2026;ORIG=0,0] W12 N8 W29 N2 W1 N7 E15 N1 E13 U2R5 E9 S20 $
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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	1,576.00	SF	5.20	5.20	100	2016	2016	3	95	7,785	

LAND DESCRIPTION

TOTAL OB/XF 7,785

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 12/02/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS