PT GOVT LOT 3 OF SEC 35-3N-25E
IN OR 2582/1871

OWENS CARL WILLIAM & PAULA MICHELLE L/E/
55755 BARTRAM TRAIL
CALLAHAN, FL 32011

2026

35-3N-25-0000-0001-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

TROTTER LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	10/22/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	214,150
TOTAL MARKET VALUE	8,546
SOH/AGL Deduction	0
ASSESSED VALUE	8,546
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,546
TOTAL JUST VALUE	214,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,719

SFR ON PRCL 35-3N-25-0000-0001-0030 @ 55755 BARTRA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/1871	8/08/2022	QC	U	I	11	100
GRANTOR: OWENS CARL WILLIAM &						
GRANTEE: OWENS CAITLYN BRIAN						
2030/0066	2/19/2016	WD	Q	V	01	94,200
GRANTOR: RESERVE AT DEER RUN H						
GRANTEE: OWENS CARL WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
2	006000	A	PASTURE - HA	0		OR			3.45	AC		1.00	1.00	1.00	370.00	370.00	1,276							
3	005500	A	TIMBER 2 N S	0	0005	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	530.00	530.00	4,770							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.45	AC		1.00	1.00	1.00	17,000.00	17,000.00	211,650							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 13.45 Total Land Value: 8,546 Market: 211,650 Agricultural: 6,046 Common: 2,500 PRINTED 07/09/2026 BY SYS