LOT 2
IN OR 1989/827
RESERVE AT DEER RUN #1 PB 8/24

RAY DAVID HENERY & APRIL MARIE
55108 BARTRAM TRAIL
CALLAHAN, FL 32011

2026

35-3N-25-1810-0002-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

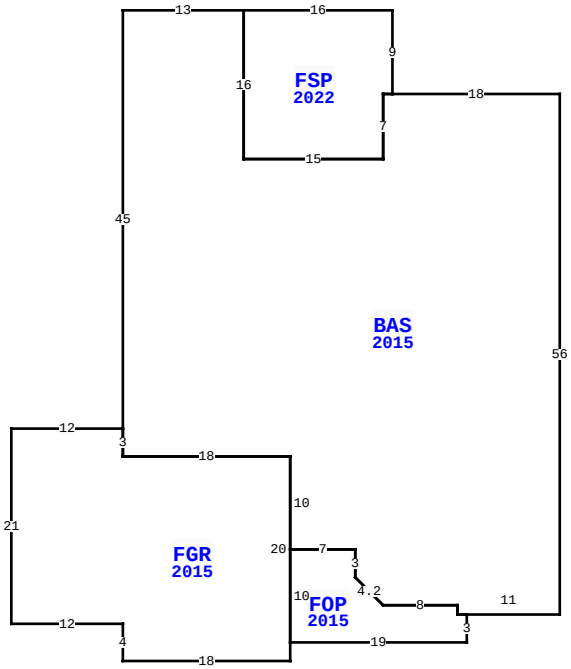
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,274	100	2015	2,274	342,922
FGR	648	55	2015	356	53,685
FOP	122	30	2015	37	5,580
FSP	249	40	2022	100	15,080
TOTALS	3,293			2,767	417,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,767	113.6640	157.99	437,158	2015	2015	0	0	0	4.55	95.45

1 SNGL FAM 100% - 2016 Heated Area: 2274 HX Base Yr 2016



55108 BARTRAM TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		417,267
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		492,267
SOH/AGL Deduction		231,547
ASSESSED VALUE		260,720
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		209,309
TOTAL JUST VALUE		492,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530337	ADDITION	1,700	04/01/2015
B1529970	NEW CONSTR	293,050	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1989/0827	7/02/2015	WD	Q	I	01	273,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RAY DAVID HENERY &						
1918/0496	5/20/2014	WD	U	V	37	48,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FSP=[YR=2022] N9 W16 S16 E15 N7 E1$ W1 S7 W15 N16 W13 S45 FGR=[YR=2015] W12 S21 E12 S4 E18 N2 FOP=[YR=2015] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N20 W18 N3$ S3 E18 S10 E7 S3 D3 R3 E8 S1 E11 N56$.

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	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS