LOT 4
RESERVE AT DEER RUN #1 PB 8/24

FIELDS TIMOTHY J JR/FIELDS BRITTANY N METZ
55158 BARTRAM TR
CALLAHAN, FL 32011

2026

35-3N-25-1810-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Quality	03	Quality Level 03

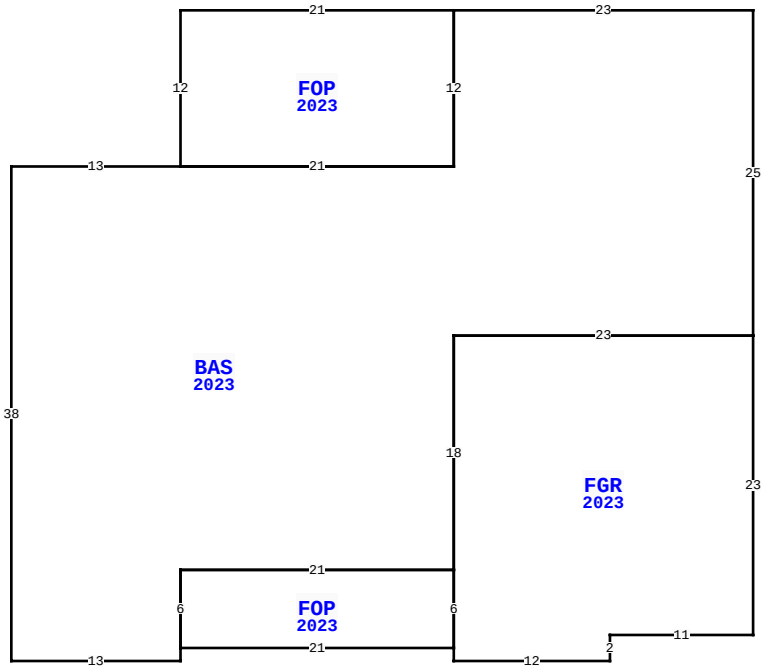
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	2023	1,720	258,764
FGR	553	55	2023	304	45,735
FOP	126	30	2023	38	5,717
FOP	252	30	2023	76	11,434
TOTALS	2,651			2,138	321,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,138	108.7800	151.20	323,266	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1720 HX Base Yr 2024



55158 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		321,650
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		396,650
SOH/AGL Deduction		19,301
ASSESSED VALUE		377,349
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		325,938
TOTAL JUST VALUE		396,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009625	CO ISSUED	0	03/03/2023
22009625	NEW CONSTR	298,693	06/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2493/0437	9/01/2021	WD	Q	V	01	55,000
GRANTOR: MURDOCK CHRISTOPHER M						
GRANTEE: FIELD TIMOTHY J JR						
2183/1669	3/02/2018	WD	Q	V	01	35,000
GRANTOR: MILLER DANIEL CLAY &						
GRANTEE: MURDOCK CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,5] E23 S25 W23 S18 W21 S6 S1 W13 N38 E13 E21 N12 $
FOP=[YR=2023;ORIG=80,5] W21 S12 E21 N12 $
FOP=[YR=2023;ORIG=59,48] E21 S6 W21 N6 $
FGR=[YR=2023;ORIG=103,30] S23 W11 S2 W12 N1 N6 N18 E23 $
.

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 03/07/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS