LOT 5
RESERVE AT DEER RUN #1 PB 8/24

DESAI MIHIR/SHERLOCK MEGHAN
55182 BARTRAM TRAIL
CALLAHAN, FL 32011

2026

35-3N-25-1810-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		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

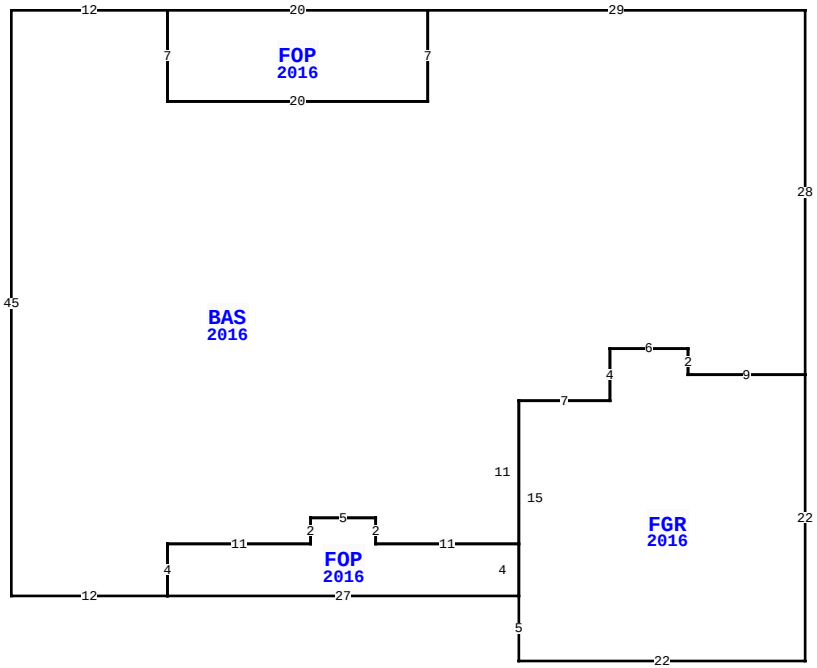
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2016	2,115	333,250
FGR	482	55	2016	265	41,754
FOP	118	30	2016	35	5,515
FOP	140	30	2016	42	6,617
TOTALS	2,855			2,457	387,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,457	118.0800	164.13	403,267	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2024 Heated Area: 2115 HX Base Yr 2024



55182 BARTRAM TR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,754
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		475,754
SOH/AGL Deduction		28,422
ASSESSED VALUE		447,332
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		395,921
TOTAL JUST VALUE		475,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702636	GARAGE	27,054	05/01/2017
B1632861	CO ISSUED	0	12/16/2016
B1632861	NEW CONSTR	253,444	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1945	5/31/2022	WD	Q	I	01	492,000
GRANTOR: MILLER DANIEL C & SUZ						
GRANTEE: DESAI MIHIR & MEGHA						
2090/1344	12/19/2016	WD	Q	I	01	254,800
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: MILLER DANIEL C & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 FOP=[YR=2016] W20 S7 E20 N7$ S7 W20 N7 W12S45 E12 FOP=[YR=2016] E27 FGR=[YR=2016] S5 E22 N22 W9 N2 W6 S4W7 S15$ N4 W11 N2 W5 S2 W11 S4$ N4 E11 N2 E5 S2 E11 N11 E7 N4 E6 S2 E9 N28$.

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	000134	C	RES POND	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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

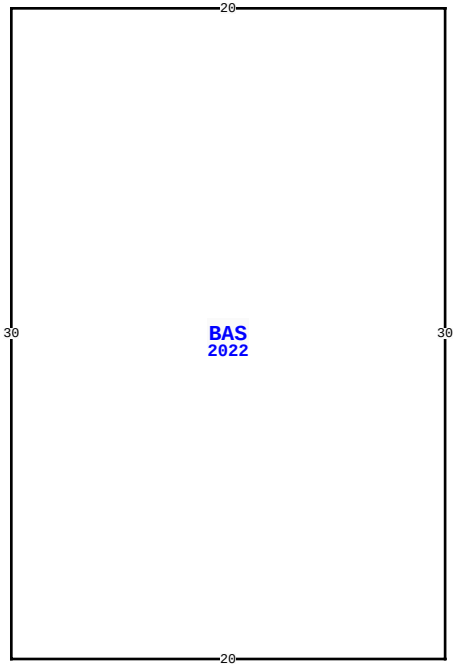
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	13,618
TOTALS	600			600	13,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	24.67	14,802	2017	2017	0	0	0	8.00	92.00

2 GARAGE RES 100% - 2024 Heated Area: 600 HX Base Yr 2024



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GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: MILLER DANIEL C & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S30 E20 N30$.

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

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