LOT 8
IN OR 2191/1101
RESERVE AT DEER RUN #1 PB 8/24

HENGERER JAMES E & HOLLY ELIZABETH
55248 BARTRAM TRL
CALLAHAN, FL 32011

2026

35-3N-25-1810-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

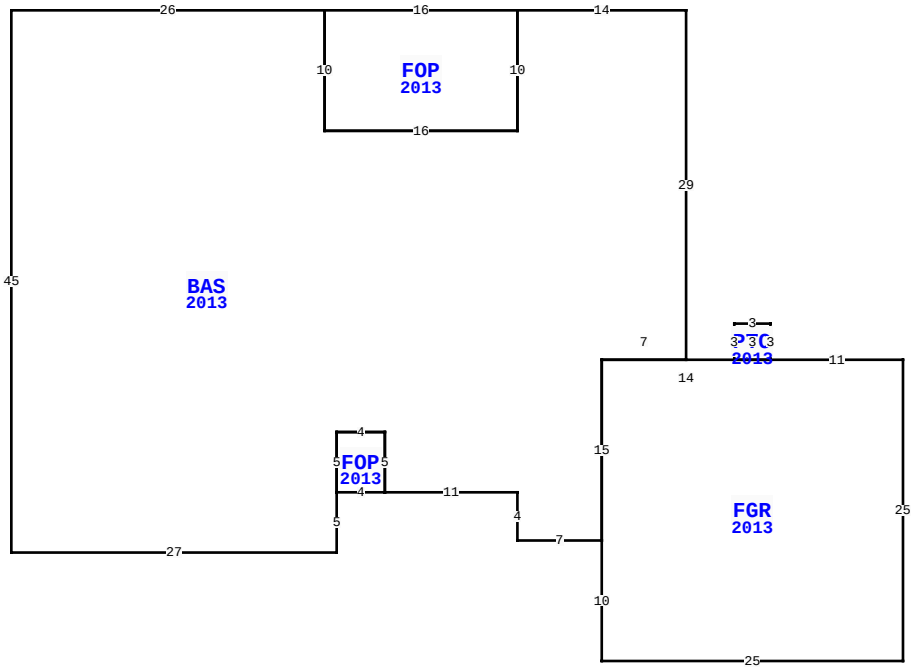
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,146	100	2013	2,146	292,382
FGR	625	55	2013	344	46,869
FOP	20	30	2013	6	817
FOP	160	30	2013	48	6,540
PTO	9	5	2013	0	0
TOTALS	2,960			2,544	346,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,544	107.7120	149.72	380,888	2013	2013	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2019 Heated Area: 2146 HX Base Yr 2019



55248 BARTRAM TRL, 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		346,608
TOTAL MARKET OB/XF VALUE		76,881
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		498,489
SOH/AGL Deduction		163,536
ASSESSED VALUE		334,953
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,542
TOTAL JUST VALUE		498,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011420	ADDITION	26,082	11/19/2020
20005406	SWIM POOL	13,000	06/22/2020
B1327104	CO ISSUED	0	08/08/2013
E26091	NEW CONSTR	0	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2191/1101	4/23/2018	WD	Q	I	01	305,000
GRANTOR: GAINEY AMOS G & ANGEL						
GRANTEE: HENGERER JAMES EDWA						
1942/0259	9/29/2014	WD	Q	I	02	222,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 FOP=[YR=2013] W16 S10 E16 N10$ S10 W16 N10 W26 S45 E27 N5 FOP=[YR=2013] E4 N5 W4 S5$ N5 E4 S5 E11 S4 E7 FGR=[YR=2013] S10 E25 N25 W11 PTO=[YR=2013] N3 W3 S3 E3$ W14 S15$N15 E7 N29$.

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	0510	GARAGE WD-	0	100	25	24	600.00	SF	35.00	35.00	100	2013	2013	3	64	13,440	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	
5	0911	SCRN RM A	0	100	36	30	1,080.00	SF	18.00	18.00	100	2020	2020	3	82	15,941	

LAND DESCRIPTION

TOTAL OB/XF 76,881

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