



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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NEIGHBORHOOD/LOC	5012.00
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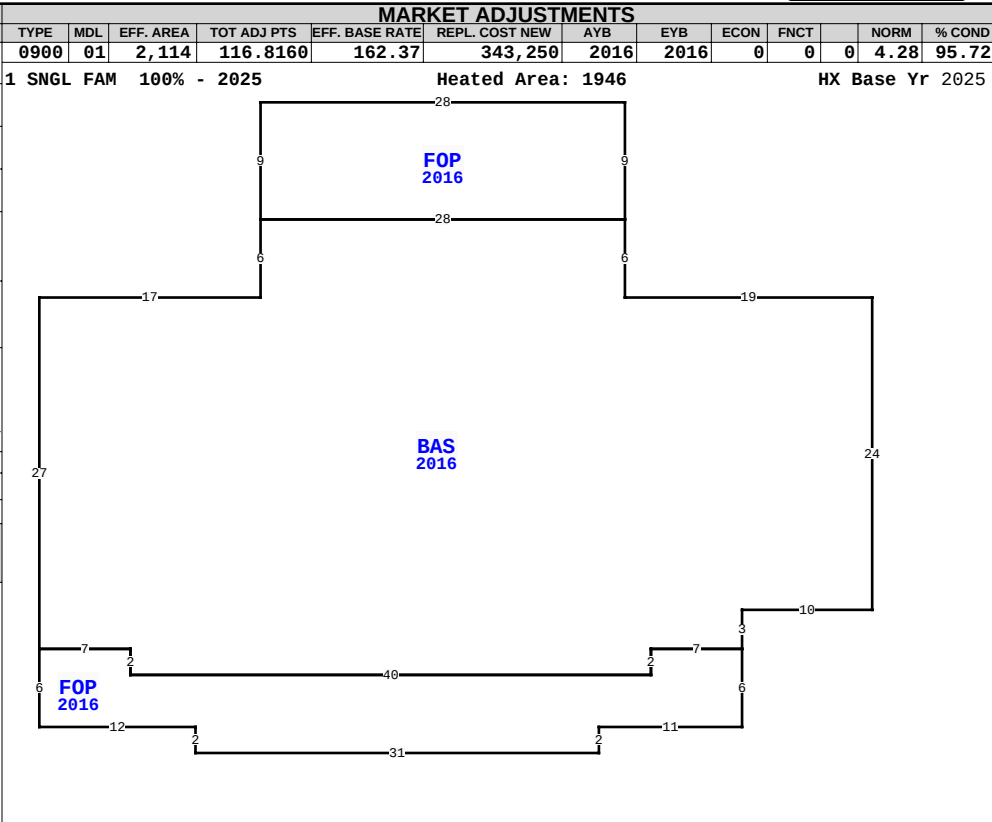
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	2016	1,946	302,448
FOP	252	30	2016	76	11,812
FOP	306	30	2016	92	14,299

TOTALS	2,504			2,114	328,559
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
5	0754	FOP	0 100	12	12	144.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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55278 BARTRAM TR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

04/09/2026	MLU
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TOTAL OB/XF										54,121		
LOC	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	LA
ZONE	ZONE			LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
06	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	396,686		
TOTAL MARKET OB/XF VALUE	54,121		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	525,807		
SOH/AGL Deduction	66,223		
ASSESSED VALUE	459,584		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	408,173		
TOTAL JUST VALUE	525,807		
NCON VALUE	32,552		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	529,265		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006023	30*45 W/30*10 LEA	107,244	06/04/2025
B1632028	GARAGE	22,315	04/01/2016
B1531417	C0 ISSUED	0	02/19/2016
B1531417	NEW CONSTR	233,807	11/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2739/659	9/19/2024	WD	Q	I	01	650,000
GRANTOR: ROGERS JASON LEE & TO						
GRANTEE: LANE CHADWICK TRAVI						
2031/1746	3/03/2016	WD	Q	I	01	273,200
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: ROGERS JASON LEE &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W19 N6 FOP=[YR=2016] N9 W28 S9 E28\$ W28 S6 W17 S27 FOP=[YR=2016] S6 E12 S2 E31 N2 E11 N6 W7 S2 W40 N2 W7\$ E7 S2 E40 N2 E7 N3 E10 N24\$.									

LANE CHADWICK TRAVIS
55278 BARTRAM TRAIL
CALLAHAN, FL 32011

35-3N-25-1810-0009-0000

[illegible]

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[illegible]