



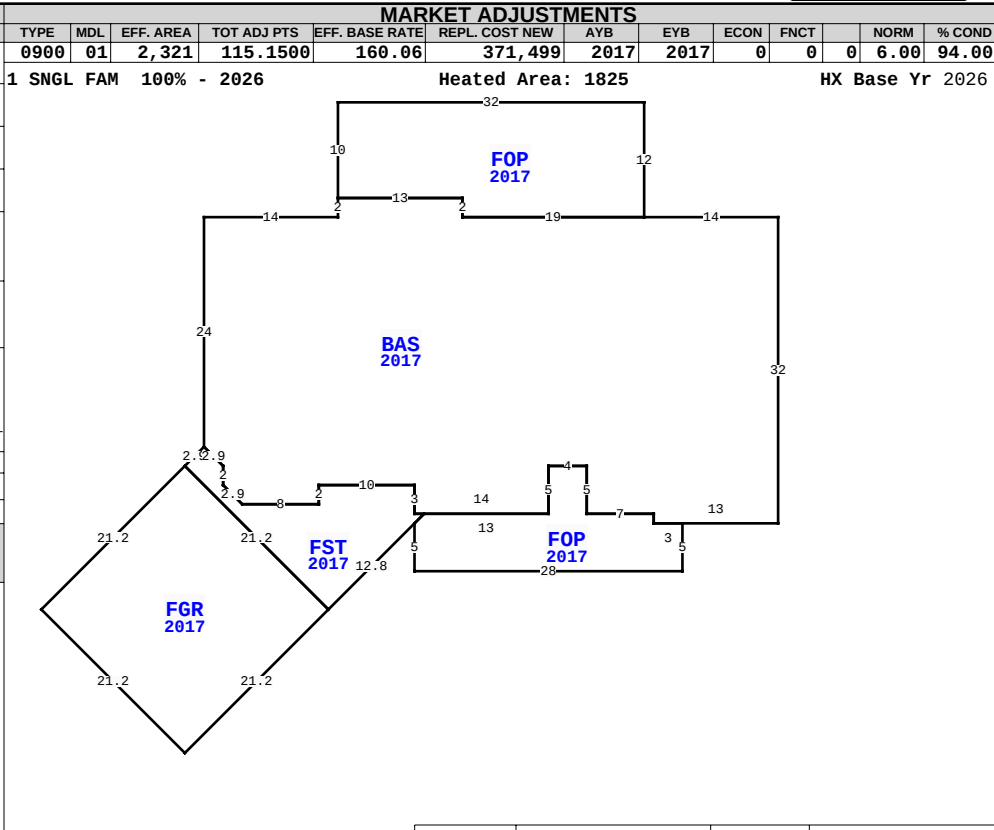
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	13	LVT/LAMMT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1,825	100	2017	1,825	274,583
FGR	450	55	2017	248	37,313
FOP	185	30	2017	56	8,425
FOP	358	30	2017	107	16,098
FST	154	55	2017	85	12,789
TOTALS	2,972			2,321	349,209

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0351	CARPORT MT	0 100	40	18	720.00	SF	10.00	10.00
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
6	0910	SCRN RM L	0 100	0	0	1,548.00	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



55530 BARTRAM TR, CALLAHAN	BLD DATE	LGL DATE	04/09/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
75,873	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
75,873	75,000.00	75,000.00	75,000.00	75,000					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	349,209		
TOTAL MARKET OB/XF VALUE	75,873		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	500,082		
SOH/AGL Deduction	215,285		
ASSESSED VALUE	284,797		
TOTAL EXEMPTION VALUE	HX HB VX VP 124,927		
BASE TAXABLE VALUE	159,870		
TOTAL JUST VALUE	500,082		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	480,957		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013419	XFOB	17,238	10/01/2021
21001319	SWIM POOL	89,980	02/04/2021
B1703959	CO ISSUED	0	05/04/2017
B1633084	NEW CONSTR	0	09/20/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2817/209	9/19/2025	WD Q	I	I	01
GRANTOR: WALLS CHARLOTTE & REI					
GRANTEE: VAUGHN SHERYLAN K &					
2409/1943	11/19/2020	WD Q	I	I	02
GRANTOR: MCELROY ROXANN & CHAN					
GRANTEE: WALLS CHARLOTTE & R					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] W14 FOP=[YR=2017] N12 W32 S10 E13 S2 E19\$ W19 N2 W13 S2 W14 S24 FST=[YR=2017] D2 L2 FGR=[YR=2017] D15 L15 R15 D15 U15 R15 U15 L15 \$ D15 R15 U9 R9 FOP=[YR=2017] S5 E28 N5 W3 N1 W7 N5 W4 S5 W13 D1 L1 \$ U1 R1 W1 N3 W10 S2 W8 U2 L2 N2 U2 L2 \$ D2 R2 S2 D2 R2 E8 N2 E10 S3 E14 N5 E4 S5 E7 S1 E13 N32\$.									