LOT 14
RESERVE AT DEER RUN #1 PB 8/24

ANDERSON WILLIAM R ET AL/HODGES ALISA L
55604 BARTRAM TRL
CALLAHAN, FL 32011

2026

35-3N-25-1810-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

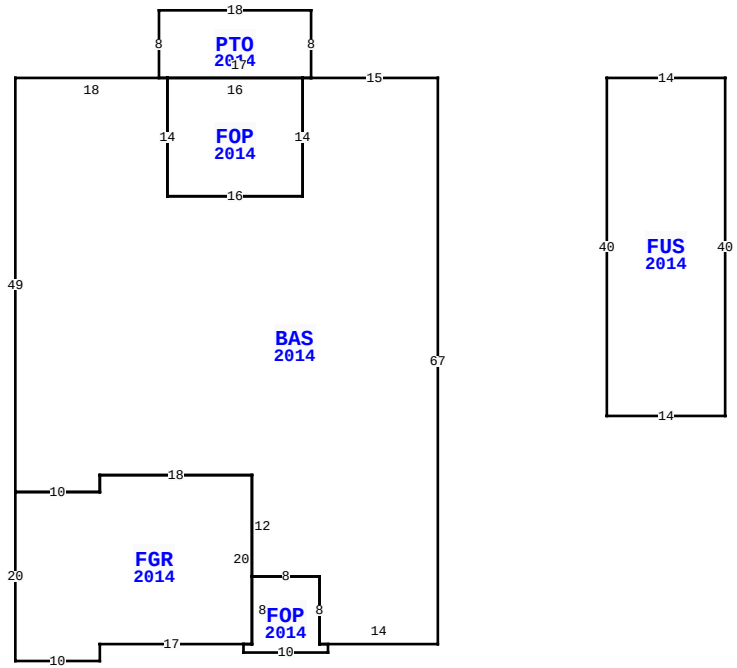
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,522	100	2014	2,522	365,740
FGR	560	55	2014	308	44,666
FOP	74	30	2014	22	3,190
FOP	224	30	2014	67	9,716
FUS	560	100	2014	560	81,211
PTO	144	5	2014	7	1,015
TOTALS	4,084			3,486	505,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,486	110.4000	153.46	534,962	2014	2014	0	0	0	5.50	94.50

1 SNGL FAM 100% - 2025 Heated Area: 3082 HX Base Yr 2025



55604 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		505,539
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		582,439
SOH/AGL Deduction		26,048
ASSESSED VALUE		556,391
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		504,980
TOTAL JUST VALUE		582,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429087	NEW CONSTR	382,260	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2288/1699	7/08/2019	WD	Q	I	02	369,000
GRANTOR: COEN SHANNON & MELISS						
GRANTEE: ANDERSON WILLIAM R						
1947/1680	11/12/2014	WD	Q	I	02	274,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COEN SHANNON & MELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 PTO=[YR=2014] N8 W18 S8 E1 FOP=[YR=2014] S14 E16 N14 W16$ E17$ W1 S14 W16 N14 W18 S49 FGR=[YR=2014] S20 E10 N2 E17 FOP=[YR=2014] S1 E10 N1 W1 N8 W8 S8 W1$ E1 N20 W18 S2 W10$ E10 N2 E18 S12 E8 S8 E14 N67$ PTR=E20 FUS=[YR=2014] E14 S40 W14 N40$ W20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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 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