LOT 43
IN OR 2166/1373
RESERVE AT DEER RUN #1 PB 8/24

WALKER ANDREW P & JENNIFER
53045 EQUESTRIAN WAY
CALLAHAN, FL 32011

2026

35-3N-25-1810-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

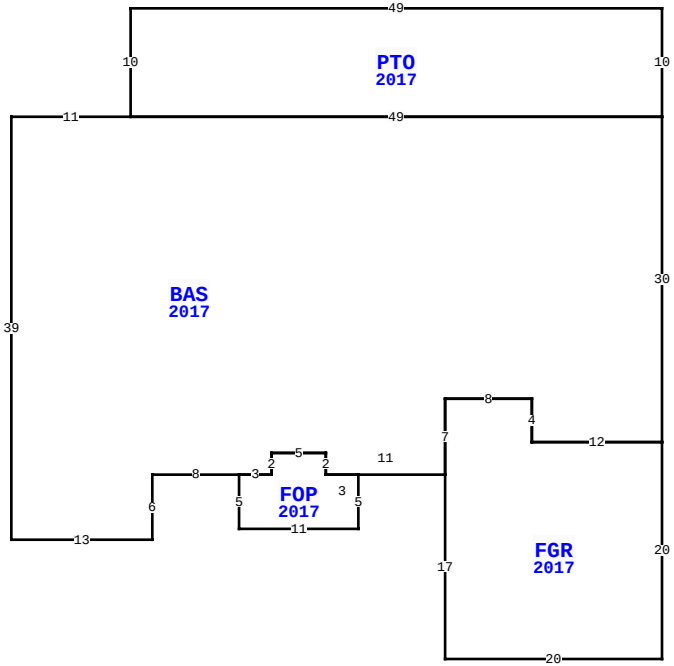
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,956	100	2017	1,956	289,273
FGR	432	55	2017	238	35,198
FOP	65	30	2017	20	2,958
PTO	490	5	2017	24	3,549
TOTALS	2,943			2,238	330,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,238	113.1900	157.33	352,105	2017	2017	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2019 Heated Area: 1956 HX Base Yr 2019



53045 EQUESTRIAN WAY, 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		330,979
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		405,979
SOH/AGL Deduction		158,367
ASSESSED VALUE		247,612
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,201
TOTAL JUST VALUE		405,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005134	CO ISSUED	0	05/15/2017
17005134	NEW CONSTR	242,335	01/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/1373	12/22/2017	WD	Q	I	01	260,500
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: WALKER ANDREW P & J						
2021/0208	12/30/2015	WD	Q	V	05	100,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FRANKLIN BRENTON M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W49 S10 BAS=[YR=2017] W11 S39 E13 N6 E8
FOP=[YR=2017] S5 E11 N5 W3 N2 W5 S2 W3$ E3 N2 E5 S2 E11
FGR=[YR=2017] S17 E20 N20 W12 N4 W8 S7$ N7 E8 S4 E12 N30 W49$
E49 N10$.

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	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