LOT 45
RESERVE AT DEER RUN #1 PB 8/24

THOMPSON WILLIE C JR & PAMELA LOUISE
53012 EQUESTRIAN WAY
CALLAHAN, FL 32011

2026

35-3N-25-1810-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

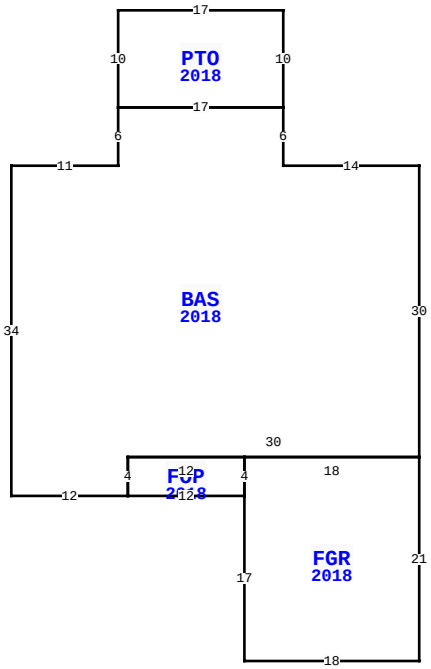
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,410	100	2018	1,410	220,289
FGR	378	55	2018	208	32,496
FOP	48	30	2018	14	2,187
PTO	170	5	2018	8	1,250
TOTALS	2,006			1,640	256,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,640	118.6260	164.89	270,420	2018	2018	0	0	0	5.25	94.75

1 SNGL FAM 100% - 2025 Heated Area: 1410 HX Base Yr



53012 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		256,223
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		331,223
SOH/AGL Deduction		19,349
ASSESSED VALUE		311,874
TOTAL EXEMPTION VALUE	13	311,874
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		331,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009054	CO ISSUED	0	09/05/2018
18004686	NEW CONSTR	186,495	06/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2754/1405	11/27/2024	WD	Q	I	01	360,000
GRANTOR: GRUETTNER RACHEL A						
GRANTEE: THOMPSON WILLIE C J						
2416/1962	12/11/2020	WD	Q	I	01	252,000
GRANTOR: KICKLIGHTER KRYSTINE						
GRANTEE: WILSON TREVON L & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 N6 PTO=[YR=2018] N10 W17 S10 E17$ W17 S6 W11 S34 E12 FOP=[YR=2018] E12 FGR=[YR=2018] S17 E18 N21 W18 S4$ N4 W12 S4$ N4 E30 N30 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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