LOT 64
IN OR 2078/661
RESERVE AT DEER RUN #1 PB 8/24

THOMPSON MARK L & JENNY D
54235 TROTTER LN
CALLAHAN, FL 32011

2026

35-3N-25-1810-0064-0000

BUILDING CHARACTERISTICS

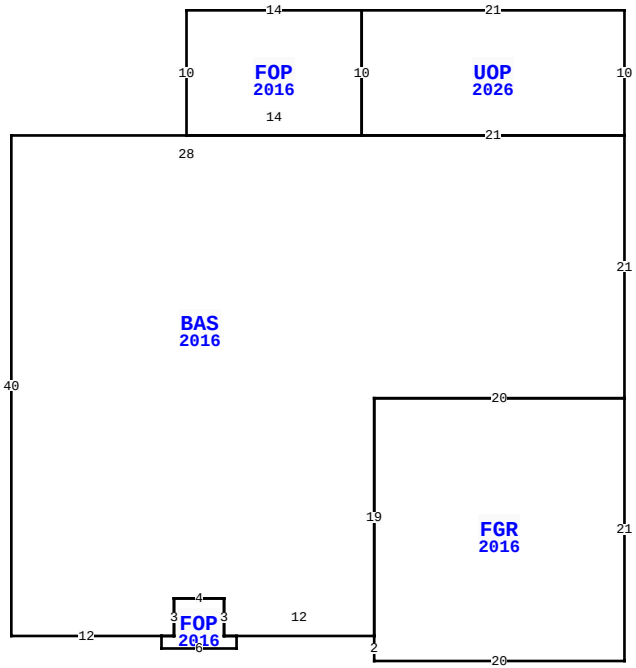
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,568	100	2016	1,568	244,706
FGR	420	55	2016	231	36,050
FOP	18	30	2016	5	780
FOP	140	30	2016	42	6,554
UOP	210	20	2026	42	6,554
TOTALS	2,356			1,888	294,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,888	117.0120	162.65	307,083	2016	2016	0	0	0	4.05	95.95

1 SNGL FAM 100% - 2017 Heated Area: 1568 HX Base Yr 2017



54235 TROTTER LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,646
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		369,646
SOH/AGL Deduction		169,132
ASSESSED VALUE		200,514
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,103
TOTAL JUST VALUE		369,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632557	CO ISSUED	0	09/26/2016
B1632557	NEW CONSTR	199,944	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2078/0661	10/17/2016	WD	Q	I	02	179,100
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: THOMPSON MARK L & J						
2026/0982	1/29/2016	WD	U	V	30	79,900
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W21 W28 S40 E12 E1 N3 E4 S3 E12 N19 E20 N21 $
FGR=[YR=2016;ORIG=-20,40] S2 E20 N21 W20 S19 $
FOP=[YR=2016;ORIG=-21,0] N10 W14 S10 E14 $
FOP=[YR=2016;ORIG=-37,40] S1 E6 N1 W1 N3 W4 S3 W1 $
UOP=[YR=2026;ORIG=-21,-10] E21 S10 W21 N10 $
.

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	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