LOTS 69 70 & 71
IN OR 2121/111
RESERVE AT DEER RUN #1 PB 8/24

MITCHELL MICHAEL A
54059 TROTTER LN
CALLAHAN, FL 32011

2026

35-3N-25-1810-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

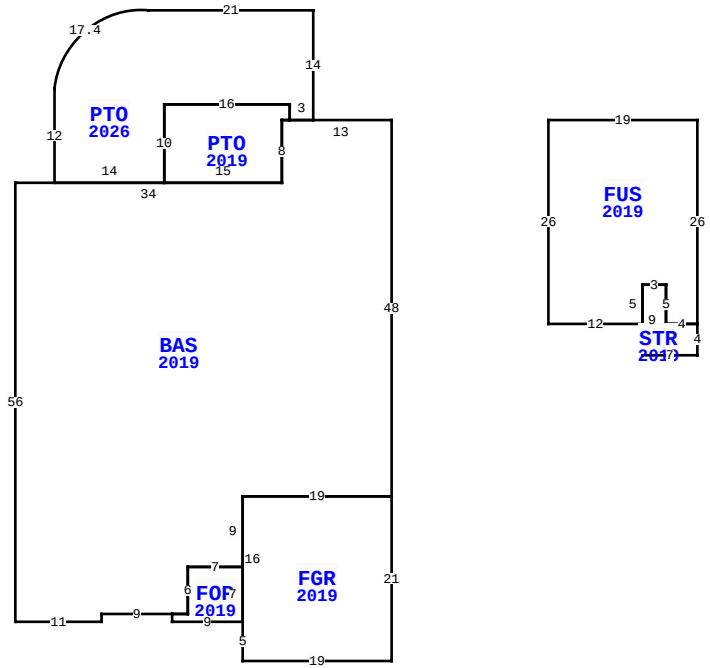
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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	2,436	100	2019	2,436	359,922
FGR	399	55	2019	219	32,357
FOP	51	30	2019	15	2,216
FUS	479	100	2019	479	70,773
PTO	152	5	2019	8	1,182
PTO	517	5	2026	26	3,842
STR	43	10	2019	4	591
TOTALS	4,077			3,187	470,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,187	109.0200	151.54	482,958	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2020 Heated Area: 2915 HX Base Yr 2020



54059 TROTTER LN, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		470,884
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		695,884
SOH/AGL Deduction		265,198
ASSESSED VALUE		430,686
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		379,275
TOTAL JUST VALUE		695,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001648	CO ISSUED	0	02/20/2019
18005392	NEW CONSTR	353,157	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/0111	5/18/2017	WD	Q	V	01	64,700
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: MITCHELL MICHAEL A						
2115/0879	4/21/2017	WD	U	V	11	100
GRANTOR: BENNETT'S PROPERTY SE						
GRANTEE: G&H LAND & TIMBER I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W13 W1 S8 W34 S56 E11 N1 E9 E2 N6 E7 N9 E19 N48 $
FUS=[YR=2019;ORIG=20,0] E19 S26 W4 N5 W3 S5 W12 N26 $
FGR=[YR=2019;ORIG=-19,64] S5 E19 N21 W19 S16 $
PTO=[YR=2019;ORIG=-13,0] N2 W16 S10 E15 N8 E1 $
FOP=[YR=2019;ORIG=-28,63] S1 E9 N7 W7 S6 W2 $
STR=[YR=2019;ORIG=39,26] S4 W7 N9 E3 S5 E4 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-29,8] W14 N12 U10R12G90 E21 S14 W3 N2 W16 S10 $
.

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	3.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	225,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS