LOT 72
RESERVE AT DEER RUN #1 PB 8/24

JENKINS FAMILY TRUST/JENKINS THOMAS W TRUSTEE
54017 TROTTER LN
CALLAHAN, FL 32011

2026

35-3N-25-1810-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

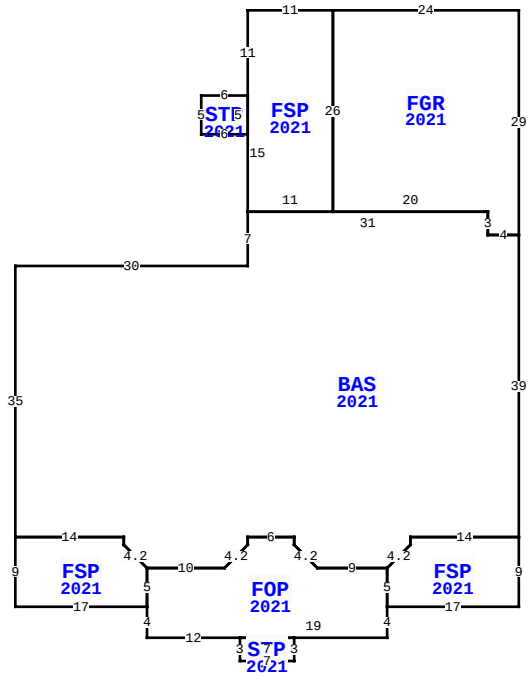
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,614	100	2021	2,614	372,567
FGR	636	55	2021	350	49,885
FOP	312	30	2021	94	13,397
FSP	146	40	2021	58	8,266
FSP	146	40	2021	58	8,266
FSP	286	40	2021	114	16,248
STP	21	10	2021	2	285
STP	30	10	2021	3	427
TOTALS	4,191			3,293	469,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,293	104.4200	145.14	477,946	2021	2021	0	0	0	1.80	98.20

1 SNGL FAM 100% - 2022 Heated Area: 2614 HX Base Yr 2022



54017 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		480,001
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		558,466
SOH/AGL Deduction		154,709
ASSESSED VALUE		403,757
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		352,346
TOTAL JUST VALUE		558,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009085	CO ISSUED	0	04/12/2021
19009085	CO ISSUED	0	04/12/2021
19009085	NEW CONSTR	369,532	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2492/0740	8/31/2021	WD	U	V	11	100
GRANTOR: JENKINS THOMAS W & DO						
GRANTEE: JENKINS FAMILY TRUS						
2294/0483	7/30/2019	QC	U	V	11	100
GRANTOR: JENKINS FAMILY TRUST						
GRANTEE: JENKINS THOMAS W &						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

BUILDING DIMENSIONS

FGR=[YR=2021] W24 FSP=[YR=2021] W11 S11 STP=[YR=2021] W6 S5 E6 N5$S15 BAS=[YR=2021] S7 W30 S35 FSP=[YR=2021] S9 E17 FOP=[YR=2021] S4 E12 STP=[YR=2021] S3 E7 N3 W7$ E19 N4 FSP=[YR=2021] E17 N9 W14 S1 L3 D3 S5$ N5 W9 U3 L3 N1 W6 S1 D3 L3 W10 S5$ N5 U3 L3 N1 W14$ E14 S1 D3 R3 E10 U3 R3 N1 E6 S1 D3 R3 E9 U3 R3 N1 E14 N39 W4 N3 W31$ E11 N26$ S26 E20 S3 E4 N29$.

LAND DESCRIPTION

TOTAL OB/XF 3,465

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

LOT 72
RESERVE AT DEER RUN #1 PB 8/24

JENKINS FAMILY TRUST/JENKINS THOMAS W TRUSTEE
54017 TROTTER LN
CALLAHAN, FL 32011

2026

35-3N-25-1810-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

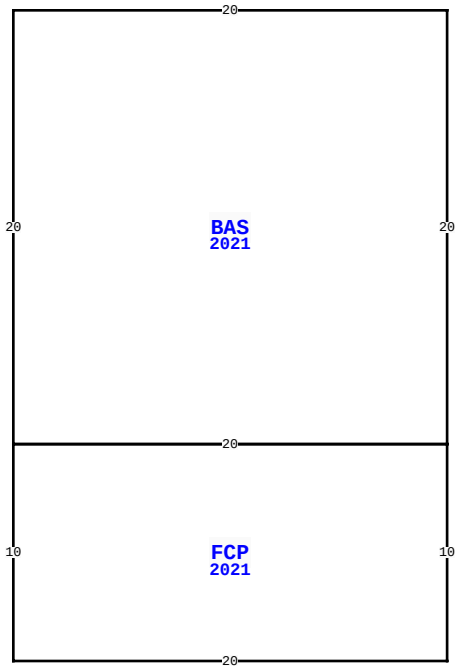
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2021	400	9,473
FCP	200	25	2021	50	1,185
TOTALS	600			450	10,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	450	63.2500	24.67	11,102	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2022 Heated Area: 400 HX Base Yr 2022



54017 TROTTER LN, 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		480,001
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		558,466
SOH/AGL Deduction		154,709
ASSESSED VALUE		403,757
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		352,346
TOTAL JUST VALUE		558,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/0740	8/31/2021	WD	U	V	11	100
GRANTOR: JENKINS THOMAS W & DO						
GRANTEE: JENKINS FAMILY TRUS						
2294/0483	7/30/2019	QC	U	V	11	100
GRANTOR: JENKINS FAMILY TRUST						
GRANTEE: JENKINS THOMAS W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S20 FCP=[YR=2021] S10 E20 N10 W20$ E20 N20$.

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

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