LOT 80
RESERVE AT DEER RUN #1 PB 8/24

DIETZ ANTHONY H & CHRYSTAL C
55493 BARTRAM TRAIL
CALLAHAN, FL 32011

2026

35-3N-25-1810-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

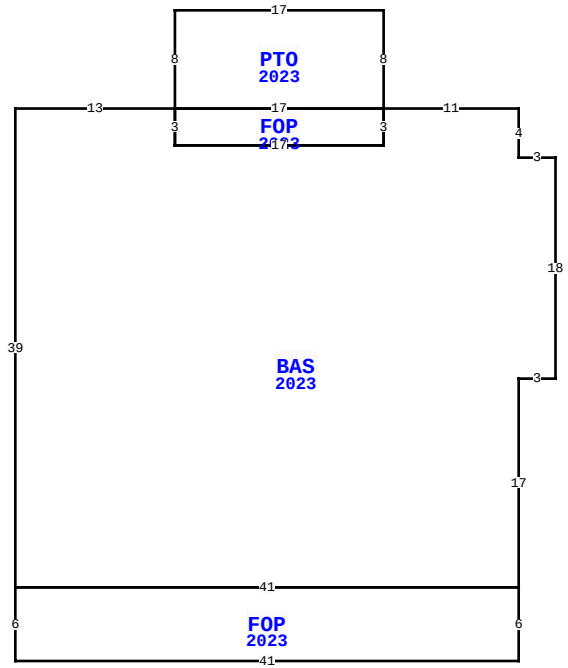
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,602	100	2023	1,602	243,721
FOP	51	30	2023	15	2,283
FOP	246	30	2023	74	11,258
PTO	136	5	2023	7	1,065
TOTALS	2,035			1,698	258,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,698	110.0000	152.90	259,624	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1602 HX Base Yr 2024



55493 BARTRAM TR, 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		258,326
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		336,791
SOH/AGL Deduction		70,847
ASSESSED VALUE		265,944
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,533
TOTAL JUST VALUE		336,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22011629	CO		07/17/2023
22011629	NEW CONSTR	248,028	07/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/0704	1/06/2022	WD	Q	V	01	55,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: DIETZ ANTHONY H & C						
2276/0928	5/22/2019	WD	Q	V	05	105,000
GRANTOR: COEN SHANNON R & MELI						
GRANTEE: BENNETT'S PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,10] S39 E41 N17 E3 N18 W3 N4 W11 S3 W17 N3 W13 $
FOP=[YR=2023;ORIG=50,49] E41 S6 W41 N6 $
FOP=[YR=2023;ORIG=63,10] E17 S3 W17 N3 $
PTO=[YR=2023;ORIG=63,2] E17 S8 W17 N8 $
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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	2024	2023	03	99	3,465	

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 08/04/2023 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS