LOT 89
IN OR 2083/1028
RESERVE AT DEER RUN #1 PB 8/24

NOBLE JAMES M & LUCI ANN
54242 TROTTER LN
CALLAHAN, FL 32011

**2026**

**35-3N-25-1810-0089-0000**

## BUILDING CHARACTERISTICS

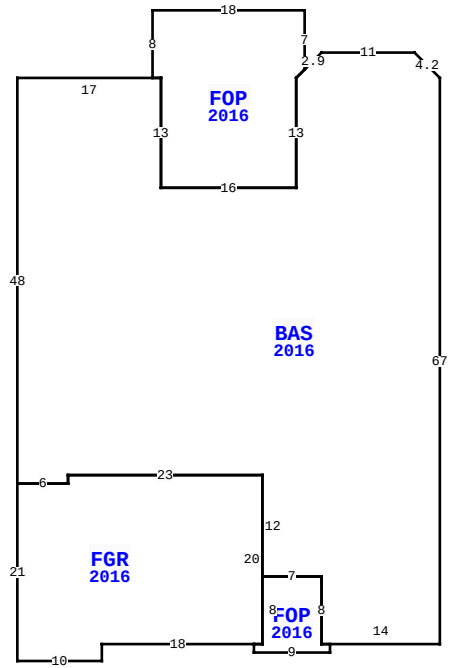
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,554 | 100 | 2016 | 2,554 | 369,617 |
| FGR | 594 | 55 | 2016 | 327 | 47,324 |
| FOP | 65 | 30 | 2016 | 20 | 2,895 |
| FOP | 352 | 30 | 2016 | 106 | 15,340 |
| TOTALS | 3,565 | | | 3,007 | 435,175 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,007 | 109.0200 | 151.54 | 455,681 | 2016 | 2016 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM 100% - 2018 Heated Area: 2554 HX Base Yr 2018




54242 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 | | 435,175 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 510,175 |
| SOH/AGL Deduction | | 244,583 |
| ASSESSED VALUE | | 265,592 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 214,181 |
| TOTAL JUST VALUE | | 510,175 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 480,705 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632431 | CO ISSUED | 0 | 11/08/2016 |
| B1632431 | NEW CONSTR | 0 | 06/02/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2083/1028 | 11/07/2016 | WD | Q | I | 01 | 314,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: NOBLE JAMES M & LUC | | | | | | |
| 2041/0743 | 4/14/2016 | WD | Q | V | 01 | 22,000 |
| GRANTOR: G&H LAND & TIMBER INV | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] L3 U3 W11 D2 L2 FOP=[YR=2016] N7 W18 S8 E1 S13 E16 N13 U1 R1 $ D1 L1 S13 W16 N13 W17 S48 FGR=[YR=2016] S21 E10 N2 E18 FOP=[YR=2016] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N20 W23 S1 W6$ E6 N1 E23 S12 E7 S8 E14 N67$.

## 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