LOT 5
IN OR 1702/1445
DEERFIELD ACRES PB 5/299

2023

37-1N-25-0340-0005-0000

BUILDING CHARACTERISTICS

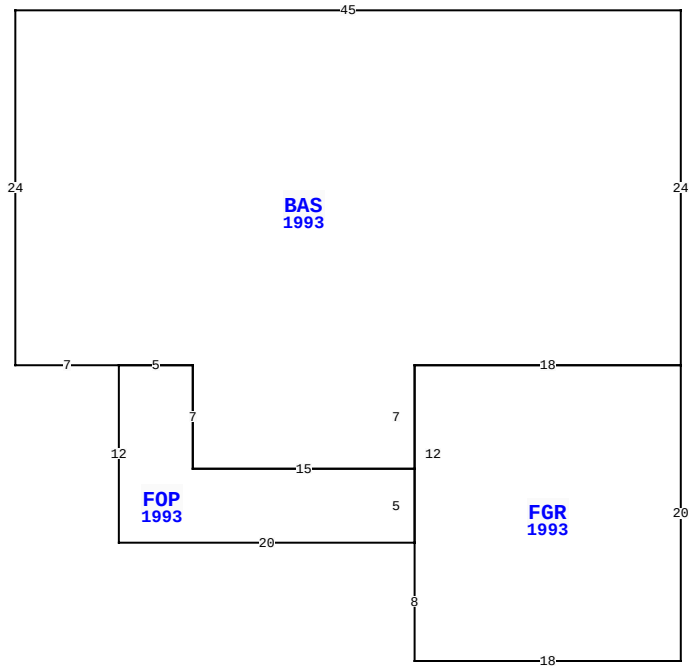
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	1,185	122,128
FGR	360	55	198	20,407
FOP	135	30	40	4,123
TOTALS	1,680		1,423	146,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,423	134.3108	121.22	172,496	1991	1991	0	0	0	14.98	85.02

1 SINGLE FAM – 100% - 2011 Heated Area: 1185 HX Base Yr 2011



54096 JAMIE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		146,656
TOTAL MARKET OB/XF VALUE		1,851
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		188,507
SOH/AGL Deduction		77,941
ASSESSED VALUE		110,566
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,566
TOTAL JUST VALUE		188,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S24 E7 FOP=[YR=1993] S12 E20 FGR=[YR=1993] S8 E18 N20 W18 S12 $ N5 W15 N7 W5$ E5 S7 E15 N7 E18 N24$.

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	0810	CONCRETE A	0	100	0	0	445.00	SF	6.50	6.50	100	1991	1991	3	64	1,851	

LAND DESCRIPTION

TOTAL OB/XF 1,851

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/15/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS