LOT 7
IN OR 1785/1956
DEERFIELD ACRES PB 5/299

ROSE DEBBIE S
54132 JAMIE DR
CALLAHAN, FL 32011

2023

37-1N-25-0340-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

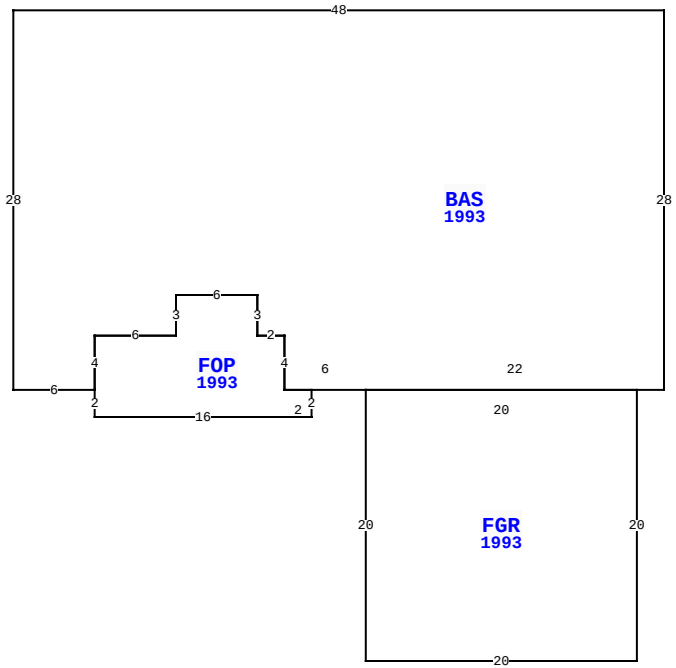
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,270	100	1,270	130,852
FGR	400	55	220	22,668
FOP	106	30	32	3,297
TOTALS	1,776		1,522	156,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,522	134.5431	121.43	184,816	1991	1991	0	0	0	15.15	84.85

1 SINGLE FAM – 0% - 0 Heated Area: 1270 HX Base Yr



54132 JAMIE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	156,816
TOTAL MARKET OB/XF VALUE	8,036
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	204,852
SOH/AGL Deduction	17,579
ASSESSED VALUE	187,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,273
TOTAL JUST VALUE	204,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7164	NEW CONSTR	65,887	04/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1785/1956	3/14/2012	WD	Q	I	02	114,000
GRANTOR: HUGHART DAVID A & SHE						
GRANTEE: ROSE DEBBIE S						
1216/0817	3/18/2004	WD	Q	I		115,000
GRANTOR: GORDON RONALD D &						
GRANTEE: HUGHART DAVID A & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S28 E6 FOP=[YR=1993] S2 E16 N2 W2 N4 W2 N3 W6 S3 W6 S4 $ N4 E6 N3 E6 S3 E2S4E6 FGR=[YR=1993] S20 E20 N20 W20$ E22 N28$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0810	CONCRETE A	0	0	0	0	416.00	SF	6.50	6.50	100	1991	1991	3	64	1,731	
3	0811	CONCRETE B	0	0	0	0	877.00	SF	5.20	5.20	100	2002	2002	3	83	3,785	

LAND DESCRIPTION

TOTAL OB/XF 8,036

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	0		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