LOT 9
IN OR 773 PG 327
DEERFIELD ACRES PB 5/299

WYNN STEPHANIE A
54178 JAMIE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-0340-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

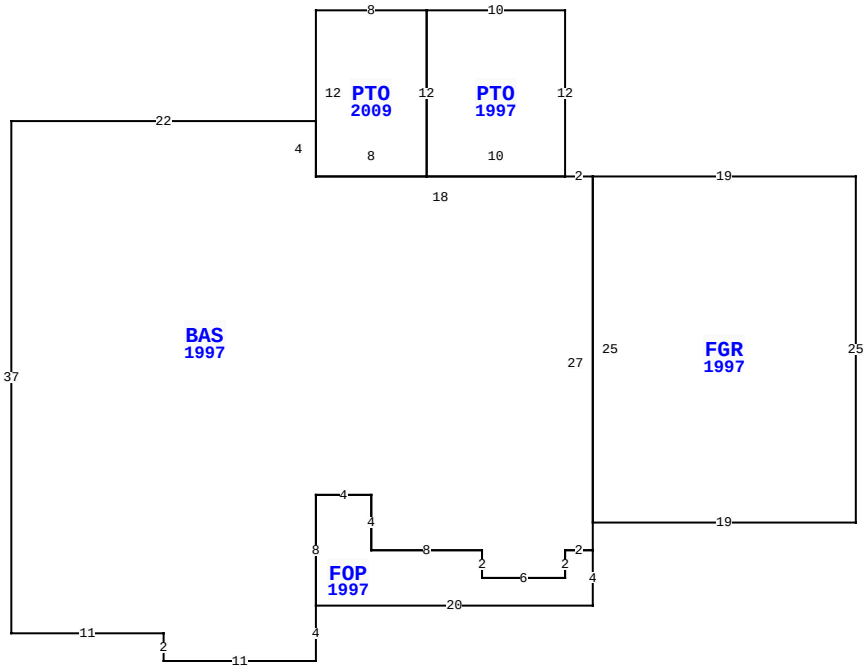
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,372	100	1,372	139,921
FGR	475	55	261	26,618
FOP	84	30	25	2,550
PTO	120	5	6	612
PTO	96	5	5	510
TOTALS	2,147		1,669	170,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,669	132.9400	119.98	200,247	1997	2002	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 1998 Heated Area: 1372 HX Base Yr 1998



54178 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		170,210
TOTAL MARKET OB/XF VALUE		3,615
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		213,825
SOH/AGL Deduction		91,878
ASSESSED VALUE		121,947
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,947
TOTAL JUST VALUE		213,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973554	NEW CONSTR	67,000	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0773/0327	10/04/1996	WD	Q	V		12,500

GRANTOR: R A P INVESTMENTS INC

GRANTEE: WYNN STEPHANIE A

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W19 BAS=[YR=1997] W2 PTO=[YR=1997] N12 W10 PTO=[YR=2009] W8 S12 E8 N12$ S12 E10$ W18 N4 W22 S37 E11 S2 E11 N4 FOP=[YR=1997] E20 N4 W2 S2 W6 N2 W8 N4 W4 S8$ N8 E4 S4 E8 S2 E6 N2E2 N27$ S25 E19 N25$.

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
1	0812	CONCRETE C	0	100	0	0	1,205.00	SF	4.00	4.00	100	1997	1997	3	75	3,615	

LAND DESCRIPTION

TOTAL OB/XF 3,615

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	SFR	100	0006	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 05/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS