



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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	08
---------	--	----------	----

NEIGHBORHOOD/LOC	8027.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,202	100	2,202	268,225
FGR	527	55	290	35,325
FOP	50	30	15	1,828
FSP	329	40	132	16,079

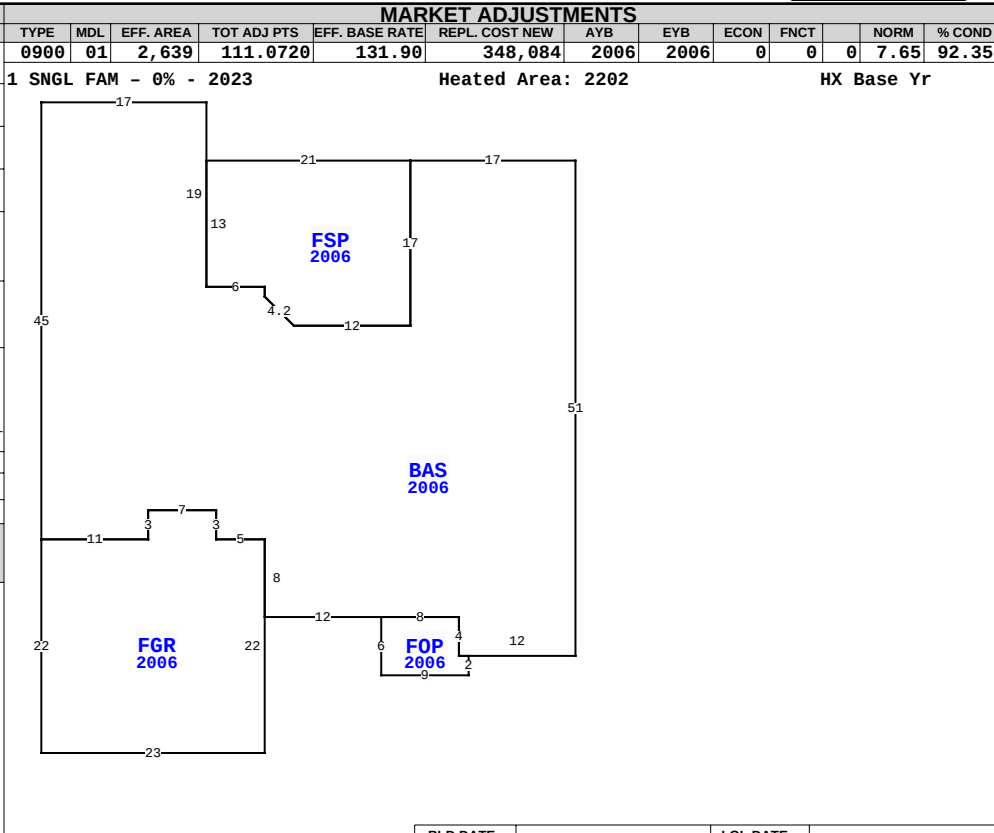
TOTALS	3,108		2,639	321,456
--------	-------	--	-------	---------

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	0	0	0	1,714.00	SF	4.00	4.00	100	2006	2006	3	88	6,033	
2	0861	POOL GUNIT	0	0	0	0	316.00	SF	85.00	85.00	100	2006	2006	3	48	12,893	
3	0855	CONC PAVER	0	0	0	0	884.00	SF	7.00	7.00	100	2006	2006	3	88	5,445	
4	0462	ST/AL FNC	0	0	75	0	300.00	SF	10.00	10.00	100	2021	2021	3	98	2,940	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
6	0855	CONC PAVER	0	0	0	0	1,500.00	SF	5.00	5.00	100	2020	2020	3	99	7,425	
9	0855	CONC PAVER	0	0	0	0	66.00	SF	10.00	10.00	100	2008	2008	3	90	594	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							



54286 JAMIE DR, CALLAHAN

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,639	111.0720	131.90	348,084	2006	2006	0	0	0	92.35

1 SNGL FAM - 0% - 2023

Heated Area: 2202

HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,543
TOTAL MARKET OB/XF VALUE		35,624
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		407,167
SOH/AGL Deduction		0
ASSESSED VALUE		407,167
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		407,167
TOTAL JUST VALUE		407,167
NCON VALUE		10,087
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17823	SWIM POOL	34,000	05/01/2006
M10884	MECH OTHER	0	01/01/2006
E16121	ELEC OTHER	2,500	11/01/2005
C15868	CO ISSUED	165,116	08/01/2005
B15727	FOUNDATION	13,000	08/01/2005
B15868	NEW CONSTR	165,116	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2647/1028	6/09/2023	WD	Q	I	01
					SALE PRICE
					432,000
GRANTOR: OPENDOOR PROPERTY TRU					
GRANTEE: MACLAY TRAVIS JEFFR					
2574/1260	6/28/2022	WD	U	I	37
					455,400
GRANTOR: SPENCER WAYNE & SHAWN					
GRANTEE: OPENDOOR PROPERTY T					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FSP=[YR=2006] W21 S13 E6 S1 D3 R3 E12 N17\$ S17 W12 U3 L3 N1 W6 N19 W17 S45 FGR=[YR=2006] S22 E23 N22 W5 N3 W7 S3 W11\$ E11 N3 E7 S3 E5 S8 E12 FOP=[YR=2006] S6 E9 N2 W1 N4 W8\$ E8 S4 E12 N51\$.

MACLAY TRAVIS JEFFREY & AMANDA KATHLEEN
54286 JAMIE DR
CALLAHAN, FL 32011

37-1N-25-0340-0013-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0303

VINYL 100
GABLE/HIP 100

Roof Cover
Interior Wall
Interior Wall
Interior Floo
Air Condition
Heating Type

030508030101

COMP SHNGL 100
DRYWALL 50
DECORATIVE 50
CONC FINSH 100
NONE 100
NONE 100

Bedrooms
Bathrooms
Frame

00002

0 100
0 100
WOOD FRAME 100

Stories
Units
Occupancy

1.0000

1. 100
0 100
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

192

100

192

6,015

FCB

240

30

72

2,255

FOP

72

30

22

689

FOP

120

30

36

1,128

TOTALS

624

322

10,087

EXTRA FEATURES

54286 JAMIE DR, CALLAHAN

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

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/26/2023

BY

KWA

Total Acres:

0.00

Total Land Value:

40,000

Market:

0

Agricultural:

0

Common:

40,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTS

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

650001322100.567535.2011,334200620120011.0089.00

HEATED AREA

264

HX Base Yr

FCB 2022

FOP 2022

BAS 2022

FOP 2022

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

2647/1028

6/09/2023

WD Q

I

01

432,000

GRANTOR: OPENDOOR PROPERTY TRU

GRANTEE: MACLAY TRAVIS JEFFR

2574/1260

6/28/2022

WD U

I

37

455,400

GRANTOR: SPENCER WAYNE & SHAWN

GRANTEE: OPENDOOR PROPERTY T

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W10 FCB=[YR=2022] W20 S12 E2 BAS=[YR=2022]
S12 E16 N6 FOP=[YR=2022] E12 N6 W12 S6\$ N6 W16 \$ E18 N12\$
S12 E10 N12\$.

NASSAU COUNTY PROPERTY

PAGE 2 of 2

6