LOT 22
IN OR 2162/582
DEERFIELD ACRES PB 5/299

KNAPIK KENNETH & CONSTANCE
54293 JESSICA PLACE
CALLAHAN, FL 32011

2023

37-1N-25-0340-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

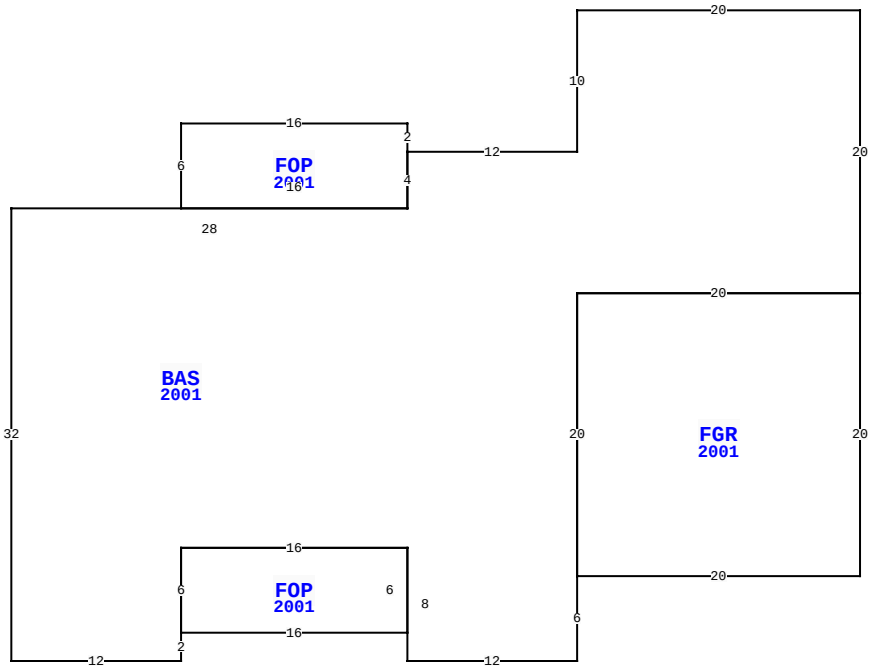
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,600	100	1,600	161,981
FGR	400	55	220	22,272
FOP	96	30	29	2,936
FOP	96	30	29	2,936
TOTALS	2,192		1,878	190,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,878	124.9843	112.80	211,838	2001	2001	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1600 HX Base Yr 2018



54293 JESSICA PL, 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		190,125
TOTAL MARKET OB/XF VALUE		22,064
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		252,189
SOH/AGL Deduction		113,412
ASSESSED VALUE		138,777
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,777
TOTAL JUST VALUE		252,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014879	H/AC	0	02/01/2001
B0107856	NEW CONSTR	104,750	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2162/0582	11/30/2017	WD	Q	I	01	196,000
GRANTOR: MOBLEY TERRY &						
GRANTEE: KNAPIK KENNETH & CO						
1931/0644	7/31/2014	WD	Q	I	02	158,000
GRANTOR: STACK REBECCA ANN & J						
GRANTEE: MOBLEY TERRY & JESS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 S10 W12 FOP=[YR=2001] N2 W16 S6 E16 N4 $ S4 W28 S32 E12 N2 FOP=[YR=2001] E16 N6 W16 S6 $ N6 E16 S8 E12 N6 FGR=[YR=2001] E20 N20 W20 S20 $ N20 E20 N20 $.

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	0812	CONCRETE C	0	100	0	0	1,002.00	SF	4.00	4.00	100	2001	2001	3	82	3,287	
2	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2004	2004	3	40	13,600	
3	0845	KOOL DECK	0	100	0	0	402.00	SF	7.25	7.25	100	2004	2004	3	86	2,506	
4	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2004	2004	3	66	1,774	
5	0469	VF LATTIC	0	100	0	0	84.00	SF	5.50	5.50	100	2004	2004	3	66	305	
6	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	2009	2009	3	91	592	

LAND DESCRIPTION

TOTAL OB/XF 22,064

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	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 11/15/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS