LOT 23
IN OR 2159/304
DEERFIELD ACRES PB 5/299

**PRESGRAVES KENNETH**
54285 JESSICA PLACE
CALLAHAN, FL 32011

**2023**

**37-1N-25-0340-0023-0000**

## BUILDING CHARACTERISTICS

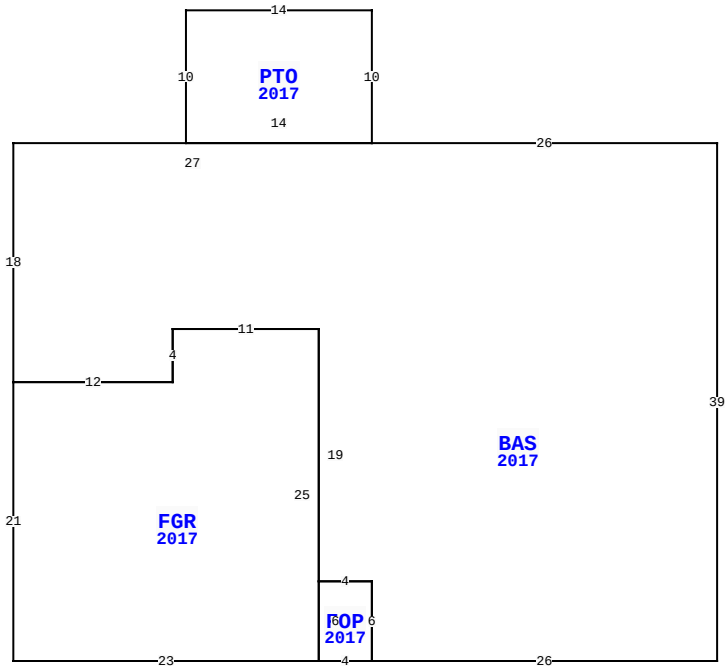
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 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 | 1,516 | 100 | 1,516 | 166,591 |
| FGR | 527 | 55 | 290 | 31,867 |
| FOP | 24 | 30 | 7 | 769 |
| PTO | 140 | 5 | 7 | 769 |
| TOTALS | 2,207 | | 1,820 | 199,997 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,820 | 126.5000 | 114.17 | 207,789 | 2017 | 2017 | 0 | 0 | 0 | 3.75 | 96.25 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1516 HX Base Yr 2018




54285 JESSICA PL, 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 | | 199,997 |
| TOTAL MARKET OB/XF VALUE | | 6,895 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 246,892 |
| SOH/AGL Deduction | | 73,707 |
| ASSESSED VALUE | | 173,185 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 123,185 |
| TOTAL JUST VALUE | | 246,892 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 210,842 |

GARAGE (20X41)RMT: GARAGE (20X41)

PRMT:3:1: 149 SQ FT MASTER BATH ADDITION

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23-05133 | GARAGE | 54,513 | 04/20/2023 |
| 23003648 | ADDITION | 24,938 | 03/20/2023 |
| 17002454 | CO ISSUED | 0 | 03/24/2017 |
| B1631604 | NEW CONSTR | 0 | 04/11/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2159/0304 | 11/21/2017 | WD | Q | I | 01 | 185,900 |
| GRANTOR: GUINN JOHN | | | | | | |
| GRANTEE: PRESGRAVES KENNETH | | | | | | |
| 1233/0622 | 5/25/2004 | WD | U | V | 19 | 228,800 |
| GRANTOR: R A P INVESTMENTS INC | | | | | | |
| GRANTEE: GUINN JOHN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W26 PTO=[YR=2017] N10 W14 S10 E14$ W27 S18
FGR=[YR=2017] S21 E23 FOP=[YR=2017] E4 N6 W4 S6$ N25 W11 S4
W12$ E12 N4 E11 S19 E4 S6 E26 N39$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,367.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 6,895 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,895

| 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 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