LOT 27
DEERFIELD ACRES PB 5/299

BUTLER JOY DENISE/KELLY MICHAEL PATRICK
54209 JESSICA PLACE
CALLAHAN, FL 32011

2023

37-1N-25-0340-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

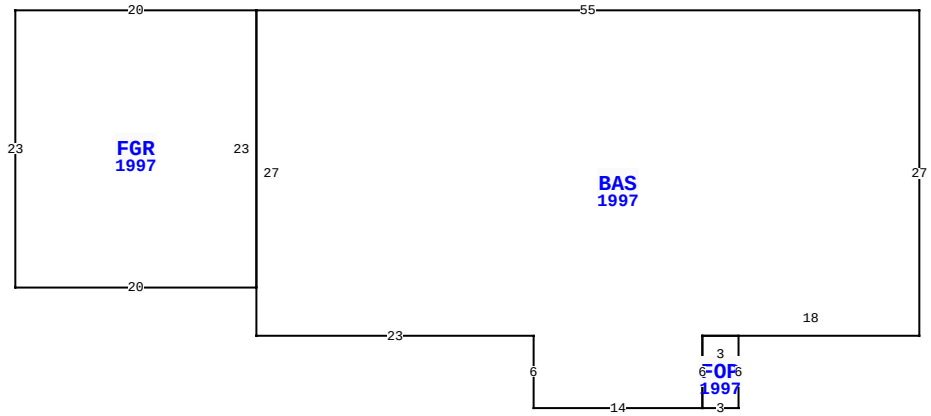
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,569	100	1,569	194,583
FGR	460	55	253	31,376
FOP	18	30	5	620
TOTALS	2,047		1,827	226,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,827	119.7000	142.14	259,690	1997	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2022 Heated Area: 1569 HX Base Yr 2022



54209 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		226,580
TOTAL MARKET OB/XF VALUE		7,409
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		273,989
SOH/AGL Deduction		51,060
ASSESSED VALUE		222,929
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,929
TOTAL JUST VALUE		273,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/1189	10/20/2021	WD	Q	I	01	267,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BUTLER JOY DENISE &						
2447/0526	3/24/2021	WD	U	I	37	265,600
GRANTOR: WALTERS LJ A & NANCY						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W55 FGR=[YR=1997] W20 S23 E20 N23$ S27 E23 S6 E14 FOP=[YR=1997] E3 N6 W3 S6$ N6 E18 N27$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	936.00	SF	5.20	5.20	100	1997	1997	3	75	3,650	
3	1242	WD DECK A	0	100	0	0	264.00	SF	10.00	10.00	100	2007	2007	3	35	924	

LAND DESCRIPTION

TOTAL OB/XF 7,409

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 05/06/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS