LOTS 31 & 32
IN OR 2200/1243
DEERFIELD ACRES PB 5/299

GILL MITCHELL A & TAMMY
54117 JESSICA PLACE
CALLAHAN, FL 32011

2023

37-1N-25-0340-0031-0000

BUILDING CHARACTERISTICS

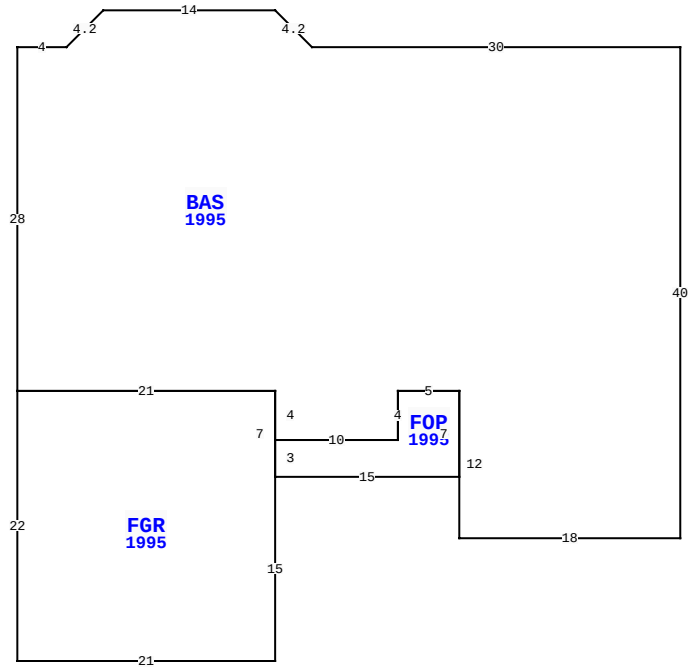
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,819	100	1,819	169,235
FGR	462	55	254	23,631
FOP	65	30	20	1,860
TOTALS	2,346		2,093	194,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	119.8001	108.12	226,295	1995	1995	0	0	0	13.95	86.05

1 SINGLE FAM – 100% - 2006 Heated Area: 1819 HX Base Yr 2006



54117 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		194,727
TOTAL MARKET OB/XF VALUE		7,177
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		281,904
SOH/AGL Deduction		124,687
ASSESSED VALUE		157,217
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,217
TOTAL JUST VALUE		281,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952255	NEW CONSTR	78,000	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2200/1243	5/31/2018	QC	U	I	11	100
GRANTOR: GILL MITCHELL A						
GRANTEE: GILL MITCHELL A & T						
1835/0278	1/11/2013	QC	U	I	11	100
GRANTOR: GILL BARBARA A						
GRANTEE: GILL MITCHELL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W30 U3 L3 W14 D3 L3 W4 S28 FGR=[YR=1995] S22 E21 N15 FOP=[YR=1995] E15 N7 W5 S4 W10 S3 $ N7 W21 $E21 S4 E10 N4 E5 S12 E18 N40 $.

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	1995	1995	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,532.00	SF	4.00	4.00	100	1995	1995	3	72	4,412	

LAND DESCRIPTION

TOTAL OB/XF 7,177

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	2.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 11/15/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS