LOT 37
IN OR 740 PG 1391
DEERFIELD ACRES PB 5/299

HAWKINSON PAUL M & DEBRA SUE
54039 JESSICA PLACE
CALLAHAN, FL 32011

2023

37-1N-25-0340-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

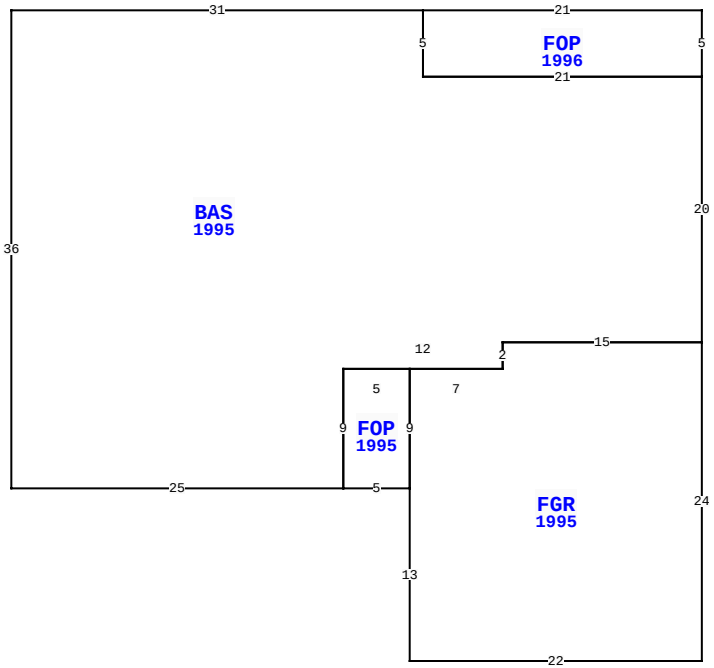
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,494	100	1,494	143,810
FGR	514	55	283	27,241
FOP	45	30	14	1,348
FOP	105	30	32	3,080
TOTALS	2,158		1,823	175,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,823	133.7450	120.70	220,036	1995	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1494 HX Base Yr 1996



54039 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		175,479
TOTAL MARKET OB/XF VALUE		3,591
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		219,070
SOH/AGL Deduction		91,155
ASSESSED VALUE		127,915
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,915
TOTAL JUST VALUE		219,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951991	NEW CONSTR	60,000	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/1391	10/04/1995	WD	Q	I		83,400
GRANTOR: CUSTOM HOMES BY PREST						
GRANTEE: HAWKINSON PAUL & DE						
0738/0884	9/05/1995	WD	U	V	07	100
GRANTOR: RAP INV INC & APEX CO						
GRANTEE: CUSTUM HOMES BY PRE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1996] W21 BAS=[YR=1995] W31 S36 E25 FOP=[YR=1995] E5 FGR=[YR=1995] S13 E22 N24 W15 S2 W7 S9 $ N9 W5 S9 $ N9 E12 N2 E15 N20 W21 N5 $ S5 E21 N5$.

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	1,247.00	SF	4.00	4.00	100	1995	1995	3	72	3,591	

LAND DESCRIPTION

TOTAL OB/XF 3,591

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