LOT 40
IN OR 1482/1679
DEERFIELD ACRES PB 5/299

TYLER TALISIA
54039 JAMIE DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-0340-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

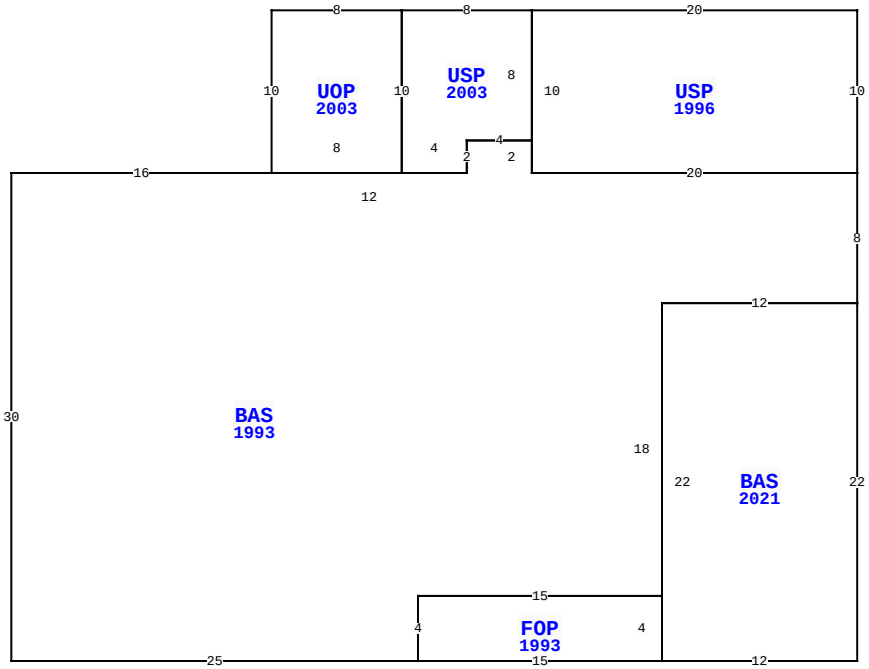
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,244	100	1,244	136,209
BAS	264	100	264	28,906
FOP	60	30	18	1,971
UOP	80	20	16	1,752
USP	200	30	60	6,570
USP	72	30	22	2,409
TOTALS	1,920		1,624	177,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,624	103.3668	122.75	199,346	1993	2002	0	0	0	10.80	89.20

1 SNGL FAM – 100% - 2008 Heated Area: 1508 HX Base Yr 2008



54039 JAMIE DR, 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		198,807
TOTAL MARKET OB/XF VALUE		3,009
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		241,816
SOH/AGL Deduction		94,147
ASSESSED VALUE		147,669
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,669
TOTAL JUST VALUE		241,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011221	GARAGE	43,075	08/24/2021
B952399	ADDITION	2,331	12/01/1995
8234	NEW CONSTR	54,761	07/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/1679	3/05/2007	WD	U	I	01	100
GRANTOR: SMITH DONALD RAY						
GRANTEE: TYLER TALISIA						
1233/0786	5/26/2004	WD	Q	I		134,000
GRANTOR: BROWN LENVILLE B						
GRANTEE: SMITH DONALD RAY						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1996] W20 USP=[YR=2003] W8 UOP=[YR=2003] W8 S10 BAS=[YR=1993] W16 S30 E25 FOP=[YR=1993] E15 BAS=[YR=2021] E12 N22 W12 S22$ N4 W15 S4$ N4 E15 N18 E12 N08 W20 N2 W4 S2 W12$ E8 N10$ S10 E4 N2 E4 N8$ S10 E20 N10$.

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	851.00	SF	5.20	5.20	100	1993	1993	3	68	3,009	

LAND DESCRIPTION

TOTAL OB/XF 3,009

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 12/16/2021 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

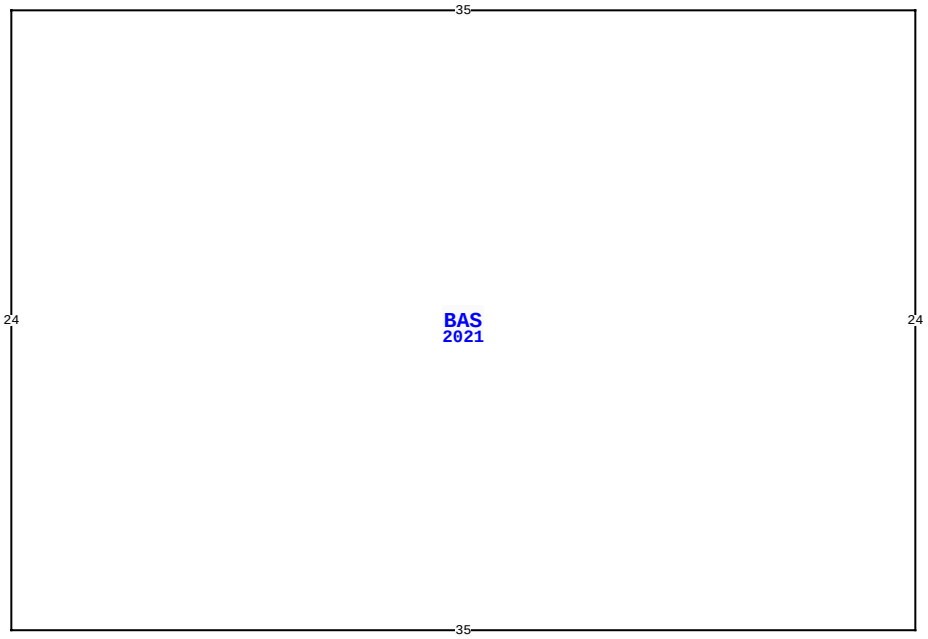
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	840	100	840	20,990
TOTALS	840		840	20,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	72.1050	25.24	21,202	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2008 Heated Area: 840 HX Base Yr 2008



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1233/0786	5/26/2004	WD	Q	I		134,000
GRANTOR: BROWN LENVILLE B						
GRANTEE: SMITH DONALD RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W35 S24 E35 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/16/2021 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS