LOT 42
IN OR 1218/1221
DEERFIELD ACRES PB 5/299

DAVIS DEBRA
54013 JAMIE DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-0340-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		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

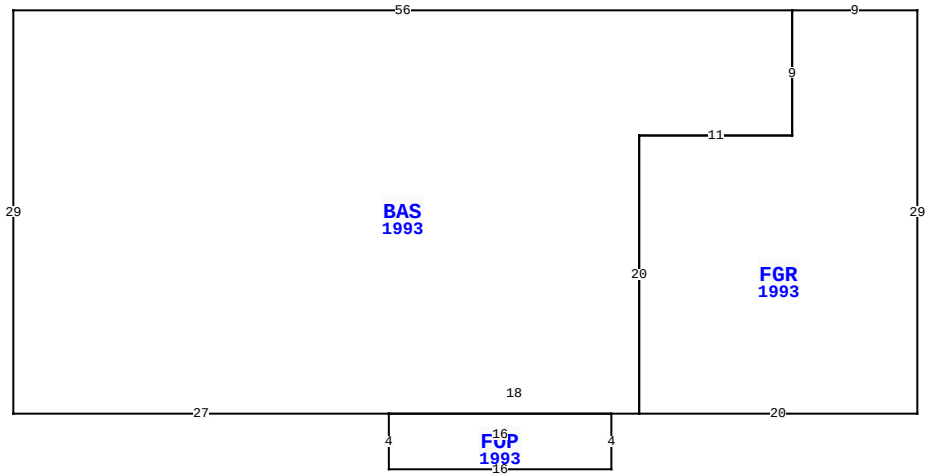
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	133,374
FGR	481	55	265	25,174
FOP	64	30	19	1,805
TOTALS	1,949		1,688	160,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,688	124.2000	112.09	189,208	1990	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2005 Heated Area: 1404 HX Base Yr 2005



54013 JAMIE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		160,354
TOTAL MARKET OB/XF VALUE		9,323
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		209,677
SOH/AGL Deduction		85,591
ASSESSED VALUE		124,086
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		69,086
TOTAL JUST VALUE		209,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1218/1221	3/29/2004	WD	U	I	07	100
GRANTOR: SAPP LOUISE						
GRANTEE: DAVIS MICHAEL & DEB						
1210/1023	2/25/2004	WD	U	I	06	89,000
GRANTOR: SAPP LOUISE						
GRANTEE: DAVIS MICHAEL & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W9 BAS=[YR=1993] W56 S29 E27 FOP=[YR=1993] S4 E16 N4 W16$ E18 N20 E11 N9$ S9W11 S20 E20 N29$.

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	1990	1990	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,704.00	SF	4.00	4.00	100	1990	1990	3	62	4,226	
4	0752	USP	0	100	26	12	312.00	SF	15.00	15.00	100	1998	1998	3	27	1,264	
5	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2000	2000	3	55	1,267	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	210.00	210.00	100	2000	2000	3	55	116	

LAND DESCRIPTION

TOTAL OB/XF 9,323

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 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS