LOT 45
IN OR 1229/1792
DEERFIELD ACRES PB 5/299

ARMSTRONG RICHARD & DARLENE
54229 JAMIE DRIVE
CALLAHAN, FL 32011-7629

2023

37-1N-25-0340-0045-0000

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	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

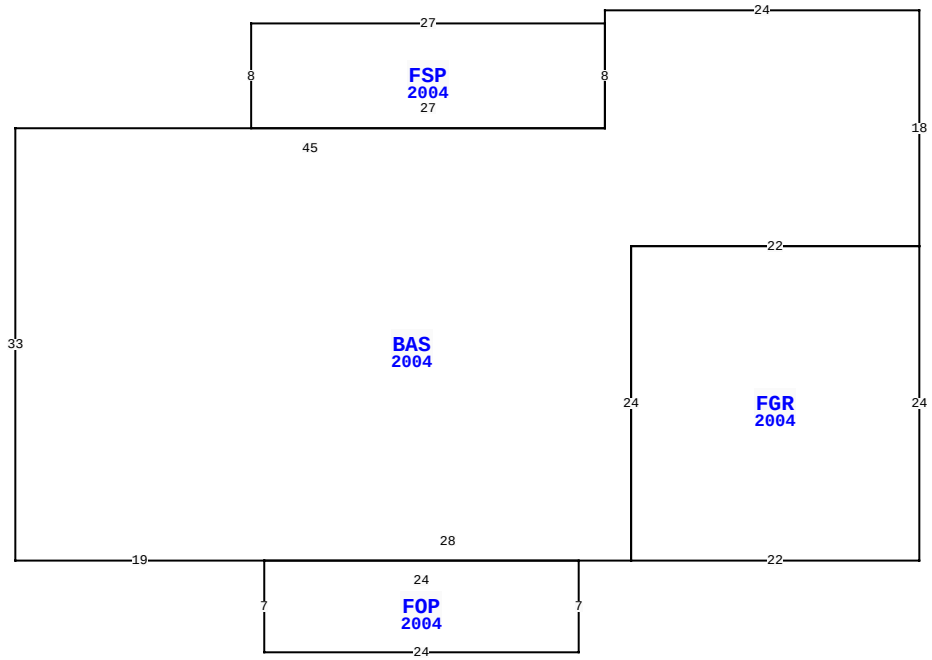
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	1,965	201,714
FGR	528	55	290	29,770
FOP	168	30	50	5,133
FSP	216	40	86	8,828
TOTALS	2,877		2,391	245,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,391	124.3081	112.19	268,246	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1965 HX Base Yr 2007



54229 JAMIE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		245,445
TOTAL MARKET OB/XF VALUE		7,850
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		293,295
SOH/AGL Deduction		120,105
ASSESSED VALUE		173,190
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,190
TOTAL JUST VALUE		293,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12910	NEW CONSTR	148,720	05/01/2004
R6229	REPAIR/RRF	4,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/1792	5/12/2004	WD	Q	V		19,900
GRANTOR: R A P INVESTMENTS INC						
GRANTEE: ARMSTRONG RICHARD &						
0844/0987	8/11/1998	WD	U	V	09	43,100
GRANTOR: APEX CONST MGMT INC						
GRANTEE: RAP INVESTMENTS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 S1 FSP=[YR=2004] W27 S8 E27 N8$ S8 W45 S33 E19 FOP=[YR=2004] S7 E24 N7 W24$ E28 FGR=[YR=2004] E22 N24 W22 S24$ N24 E22 N18$.

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	2,282.00	SF	4.00	4.00	100	2004	2004	3	86	7,850	

LAND DESCRIPTION

TOTAL OB/XF 7,850

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 11/18/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS