LOT 51
IN OR 1170/1673
DEERFIELD ACRES PB 5/299

SMITH RICHARD F
54240 JESSICA PLACE
CALLAHAN, FL 32011

2023

37-1N-25-0340-0051-0000

BUILDING CHARACTERISTICS

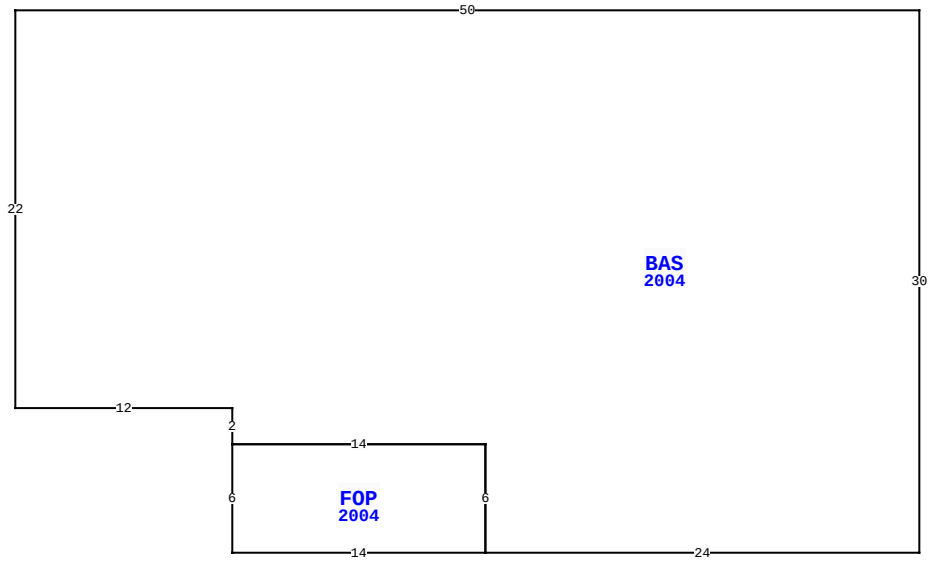
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,320	100	1,320	146,011
FOP	84	30	25	2,765
TOTALS	1,404		1,345	148,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,345	133.9520	120.89	162,597	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1320 HX Base Yr 2005



54240 JESSICA PL, 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		148,776
TOTAL MARKET OB/XF VALUE		6,123
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		194,899
SOH/AGL Deduction		79,432
ASSESSED VALUE		115,467
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,467
TOTAL JUST VALUE		194,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306203	ROOF		05/12/2023
M7708	H/AC	0	12/01/2003
B11765	NEW CONSTR	107,561	09/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1170/1673	9/12/2003	WD	U	V	19	16,000
GRANTOR: PENNYWORTH HOMES INC						
GRANTEE: SMITH RICHARD F						
1170/1672	9/12/2003	WD	U	V	06	100
GRANTOR: HARRIS CONNIE						
GRANTEE: PENNYWORTH HOMES IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W50 S22 E12 S2 FOP=[YR=2004] S6 E14 N6 W14$ E14 S6 E24 N30$.

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	1,780.00	SF	4.00	4.00	100	2004	2004	3	86	6,123	

LAND DESCRIPTION

TOTAL OB/XF 6,123

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 05/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS