LOT 53
DEERFIELD ACRES PB 5/299

**PUNANCY BRIAN RICARDO & KELLY**
54190 JESSICA PL
CALLAHAN, FL 32011

**2023**

**37-1N-25-0340-0053-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

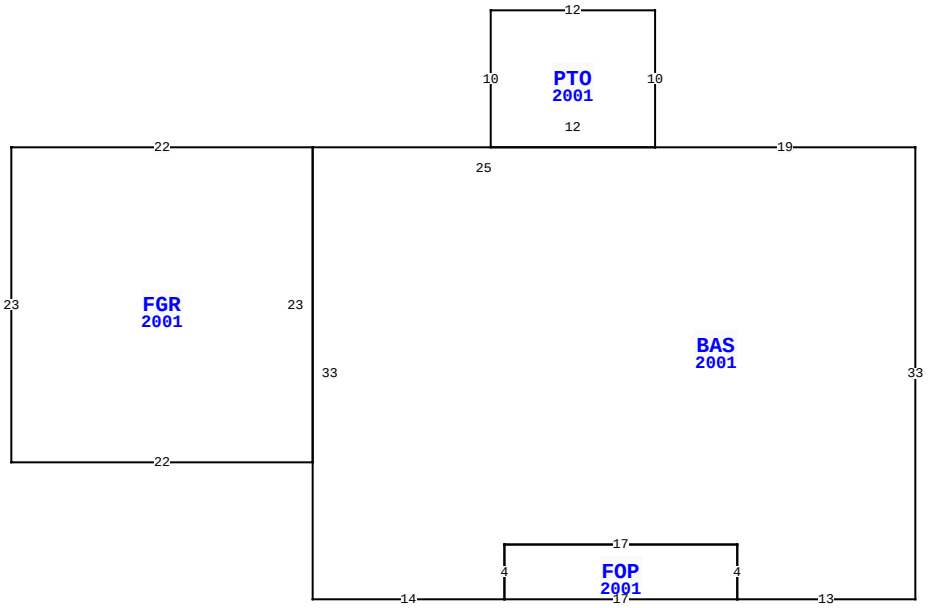
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8027.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,384 | 100 | 1,384 | 150,668 |
| FGR | 506 | 55 | 278 | 30,265 |
| FOP | 68 | 30 | 20 | 2,177 |
| PTO | 120 | 5 | 6 | 653 |
| TOTALS | 2,078 | | 1,688 | 183,763 |

### 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 | 127.6500 | 115.20 | 194,458 | 2001 | 2010 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1384 HX Base Yr 2023




54190 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 | | 183,763 |
| TOTAL MARKET OB/XF VALUE | | 5,281 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 229,044 |
| SOH/AGL Deduction | | 62,483 |
| ASSESSED VALUE | | 166,561 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 116,561 |
| TOTAL JUST VALUE | | 229,044 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 196,465 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B007490 | NEW CONSTR | 75,000 | 08/01/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2537/1094 | 1/24/2022 | WD | Q | I | 01 | 312,000 |
| GRANTOR: OUTLER MATTHEW B | | | | | | |
| GRANTEE: PUNANCY BRIAN RICAR | | | | | | |
| 0990/1726 | 6/08/2001 | WD | Q | I | | 118,000 |
| GRANTOR: P & S BUILDERS INC | | | | | | |
| GRANTEE: OUTLER MATTHEW B | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2001] W19 PTO=[YR=2001] N10 W12 S10 E12$ W25
FGR=[YR=2001] W22 S23 E22 N23$S33E14 FOP=[YR=2001] E17 N4
W17 S4$ N4 E17 S4 E13 N33$ .

### 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 | 1,610.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 82 | 5,281 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,281

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