LOT 57
IN OR 1861/1183
DEERFIELD ACRES PB 5/299

BEDRAN MEGAN L & ALEXANDER S
54082 JESSICA PL
CALLAHAN, FL 32011

2023

37-1N-25-0340-0057-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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

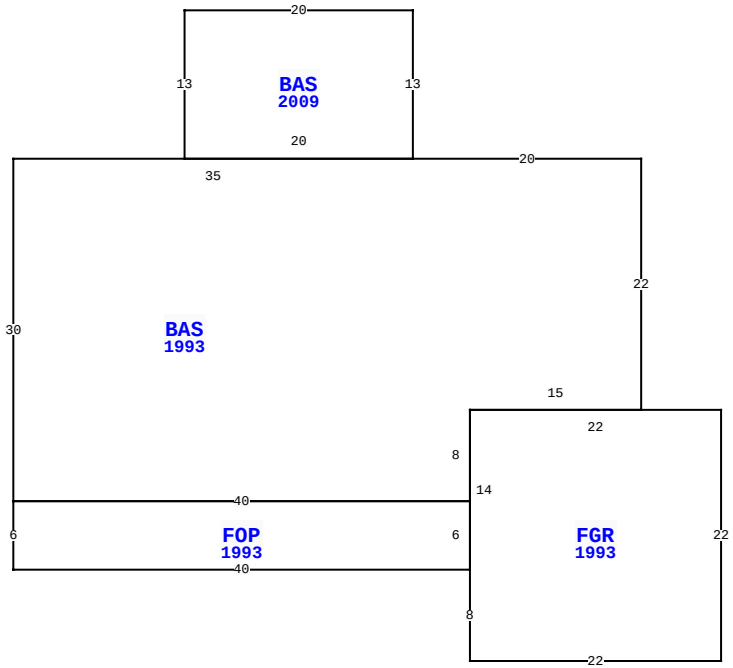
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	1,530	145,544
BAS	260	100	260	24,733
FGR	484	55	266	25,304
FOP	240	30	72	6,849
TOTALS	2,514		2,128	202,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	128.7034	116.15	247,167	1993	1994	0	0	0	18.10	81.90

1 SINGLE FAM – 100% - 2014 Heated Area: 1790 HX Base Yr 2014



54082 JESSICA PL, CALLAHAN

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

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	1993	1993	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	2,605.00	SF	4.00	4.00	100	1993	1993	3	68	7,086	
3	0811	CONCRETE B	0	100	0	0	621.00	SF	5.20	5.20	100	1994	1994	3	70	2,260	
4	0810	CONCRETE A	0	100	0	0	626.00	SF	6.50	6.50	100	2000	2000	3	80	3,255	
5	0851	PATIO STON	0	100	10	8	80.00	SF	0.75	0.75	100	2000	2000	3	80	48	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		202,430
TOTAL MARKET OB/XF VALUE		15,309
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		257,739
SOH/AGL Deduction		103,324
ASSESSED VALUE		154,415
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,415
TOTAL JUST VALUE		257,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313490	REPAIR/RRF	8,640	05/01/2013
93084	NEW CONSTR	4,450	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1861/1183	6/11/2013	WD	Q	I	02	150,000
GRANTOR: TAYLOR MARLON L & PHY						
GRANTEE: BEDRAN MEGAN L & AL						
0677/0984	3/24/1993	WD	Q	V		10,000
GRANTOR: RAP INV & APEX CONST						
GRANTEE: TAYLOR MARLON & P A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2009] N13 W20 S13 E20$ W35 S30 FOP=[YR=1993] S6 E40 FGR=[YR=1993] S8 E22 N22 W22 S14 $ N6 W40$ E40 N8 E15 N22$.

LAND DESCRIPTION

TOTAL OB/XF 15,309

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