LOT 58
IN OR 1361/954
DEERFIELD ACRES PB 5/299

HERMANN ERNEST JR & DEBORAH A
54038 JESSICA PLACE
CALLAHAN, FL 32011

2023

37-1N-25-0340-0058-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
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

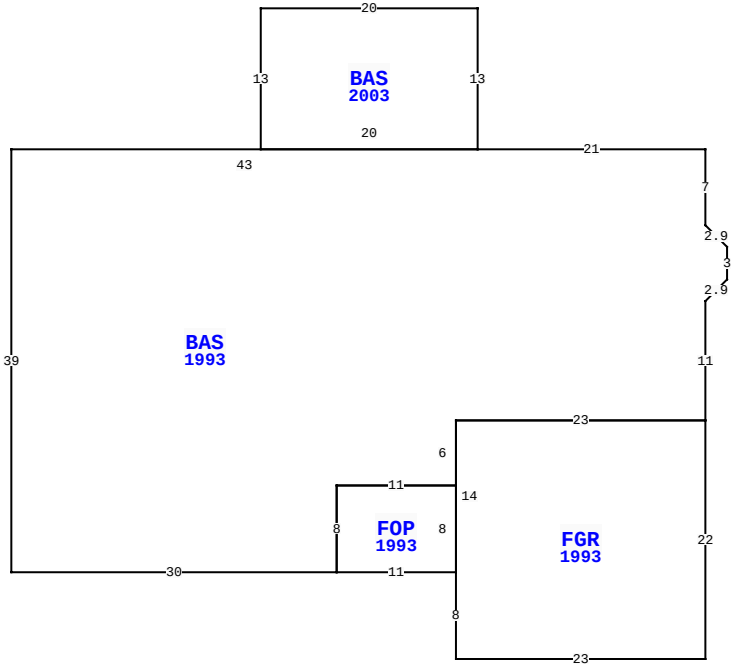
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,096	100	2,096	189,414
BAS	260	100	260	23,496
FGR	506	55	278	25,122
FOP	88	30	26	2,350
TOTALS	2,950		2,660	240,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,660	114.3744	103.22	274,565	1993	1999	0	0	0	12.45	87.55

1 SINGLE FAM – 100% - 2006 Heated Area: 2356 HX Base Yr 2006



54038 JESSICA PL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		240,382
TOTAL MARKET OB/XF VALUE		19,216
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		299,598
SOH/AGL Deduction		124,168
ASSESSED VALUE		175,430
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,430
TOTAL JUST VALUE		299,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E940879	SWIM POOL	900	04/01/1994
B94874	SWIM POOL	10,000	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1361/0954	10/25/2005	WD	Q	I		210,000
GRANTOR: GOPLEN JOHN P/R						
GRANTEE: HERMANN ERNEST JR &						
1179/1366	10/09/2003	WD	Q	I		170,000
GRANTOR: DOWNS JOSEPH & CHRIST						
GRANTEE: GOPLEN RICHARD O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 BAS=[YR=2003] N13 W20 S13 E20$ W43 S39 E30 FOP=[YR=1993] E11 FGR=[YR=1993] S8 E23 N22 W23 S14 $ N8 W11 S8$ N8 E11 N6 E23 N11 U2 R2 N3 U2 L2 N7$.

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	0811	CONCRETE B	0	100	0	0	864.00	SF	5.20	5.20	100	1993	1993	3	68	3,055	
3	0812	CONCRETE C	0	100	0	0	1,152.00	SF	4.00	4.00	100	1994	1994	3	70	3,226	
4	0861	POOL GUNIT	0	100	15	27	405.00	SF	85.00	85.00	100	1994	1994	3	20	6,885	
5	0845	KOOL DECK	0	100	0	0	668.00	SF	7.25	7.25	100	1994	1994	3	70	3,390	

LAND DESCRIPTION

TOTAL OB/XF 19,216

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