TRACT 96
IN OR 1184/1696
NASSAU VILLAGE WEST PB 5/23

DETTY DAPHNE & CHARLES
54072 JENELLE CT
CALLAHAN, FL 32011

2023

37-1N-25-299F-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

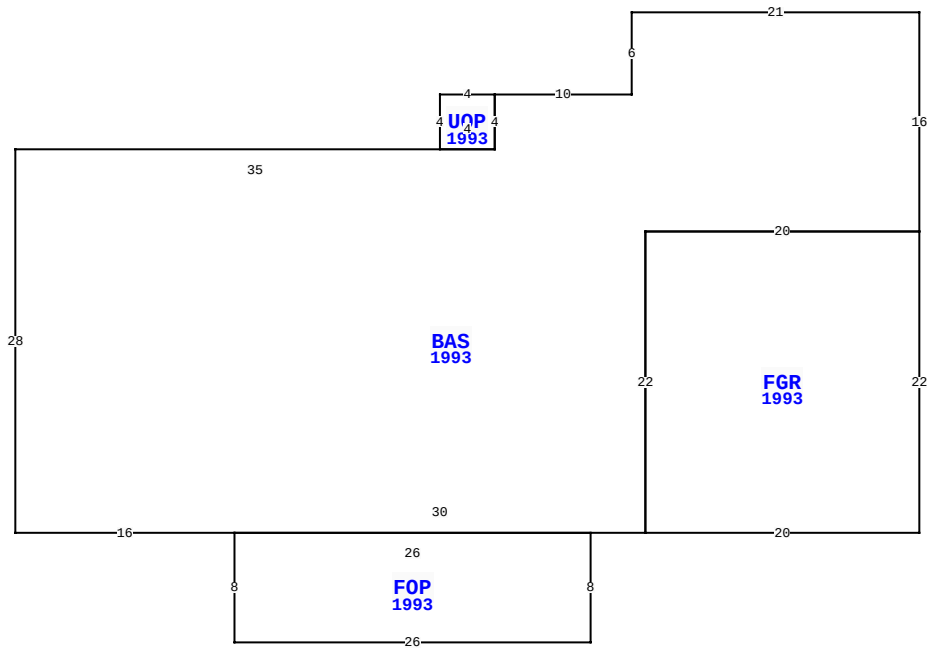
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	135,901
FGR	440	55	242	19,836
FOP	208	30	62	5,082
UOP	16	20	3	246
TOTALS	2,322		1,965	161,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	107.8000	97.29	191,175	1987	1987	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2004 Heated Area: 1658 HX Base Yr 2004



54072 JENELLE CT, 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		161,065
TOTAL MARKET OB/XF VALUE		3,626
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		209,691
SOH/AGL Deduction		90,758
ASSESSED VALUE		118,933
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,933
TOTAL JUST VALUE		209,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327480	CARPORT	16,817	07/01/2013
4261	N/A	60,703	07/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1184/1696	10/30/2003	WD	Q	I		141,900
GRANTOR: BECK LARRY J & JOYCE						
GRANTEE: DETTY DAPHNE & CHAR						
0347/0404	10/01/1981	WD	U	I		3,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S6 W10 UOP=[YR=1993] W4 S4 E4 N4$ S4 W35 S28 E16 FOP=[YR=1993] S8 E26 N8 W26$ E30 FGR=[YR=1993] E20 N22 W20 S22$ N22 E20 N16$.

EXTRA FEATURES

L N	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	0810	CONCRETE A	0	100	20	9	180.00	SF	6.50	6.50	100	1987	1987	3	54.5	638	
4	0812	CONCRETE C	0	100	0	0	1,205.00	SF	4.00	4.00	100	1990	1990	3	62	2,988	

LAND DESCRIPTION

TOTAL OB/XF 3,626

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	RM	160.00	272.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/03/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS