LOT 3
IN OR 2057/1301
DEERFIELD ACRES PB 5/299

MILLER MICHAEL B & MARGUERITE
54056 JAMIE DR
CALLAHAN, FL 32011

2024

37-1N-25-0340-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

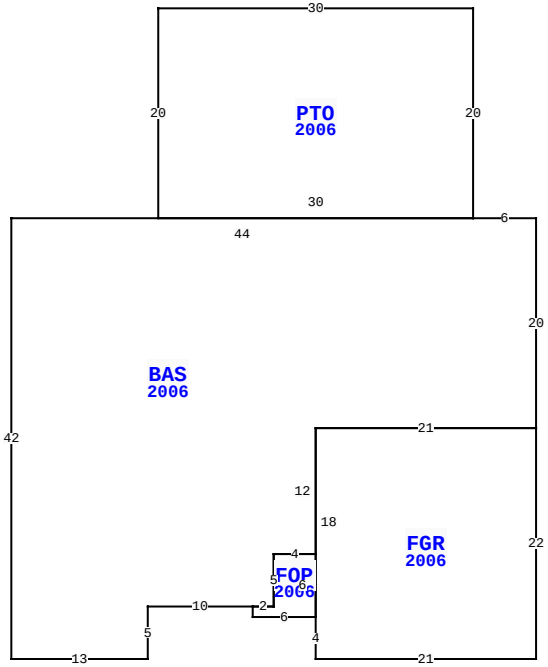
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	1,538	169,858
FGR	462	55	254	28,052
FOP	26	30	8	884
PTO	600	5	30	3,313
TOTALS	2,626		1,830	202,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	130.9850	124.44	227,725	2006	2008	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1538 HX Base Yr 2017



54056 JAMIE DR, 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		202,106
TOTAL MARKET OB/XF VALUE		3,153
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		245,259
SOH/AGL Deduction		112,815
ASSESSED VALUE		132,444
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,444
TOTAL JUST VALUE		245,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210921	REPAIR/RRF	11,500	12/01/2022
M11073	TANKS/BLRS	0	02/01/2006
E16640	ELEC OTHER	3,500	01/01/2006
P10305	OTHER	0	11/01/2005
C16117	CO ISSUED	115,948	09/01/2005
B16117	NEW CONSTR	115,948	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2057/1301	7/08/2016	WD	Q	I	02	175,000
GRANTOR: MIZELL LARRY S						
GRANTEE: MILLER MICHAEL B &						
1998/0195	7/10/2015	WD	U	I	30	175,000
GRANTOR: MIZELL AMY L						
GRANTEE: MIZELL LARRY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W6 PTO=[YR=2006] N20 W30 S20 E30$ W44 S42 E13 N5 E10 FOP=[YR=2006] S1 E6 FGR=[YR=2006] S4 E21 N22 W21 S18$ N6 W4 S5 W2$ E2 N5 E4 N12 E21 N20$.

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	0811	CONCRETE B	0	100	0	0	697.00	SF	5.20	5.20	100	2006	2006	3	87	3,153	

LAND DESCRIPTION

TOTAL OB/XF 3,153

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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS