LOT 6
IN OR 2049/1357
DEERFIELD ACRES PB 5/299

HAMMERSTAD DUSTIN J & CATHERINE M
54114 JAMIE DR
CALLAHAN, FL 32011

2024

37-1N-25-0340-0006-0000

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	11	CLAY TILE 100
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

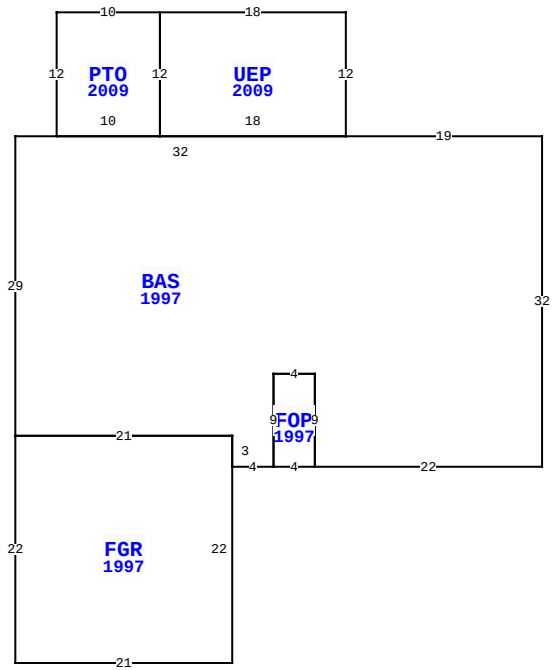
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,533	100	1,533	171,599
FGR	462	55	254	28,432
FOP	36	30	11	1,232
PTO	120	5	6	672
UEP	216	60	130	14,552
TOTALS	2,367		1,934	216,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	138.6210	131.69	254,688	1997	2003	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1533 HX Base Yr 2017



54114 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		216,485
TOTAL MARKET OB/XF VALUE		7,002
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		263,487
SOH/AGL Deduction		100,942
ASSESSED VALUE		162,545
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,545
TOTAL JUST VALUE		263,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000358	REPAIR/RRF	11,550	01/14/2021
B974256	NEW CONSTR	70,000	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2049/1357	5/31/2016	WD	U	I	37	136,000
GRANTOR: JERSEY SONIA						
GRANTEE: HAMMERSTAD DUSTIN J						
1351/1218	9/21/2005	WD	Q	I		173,000
GRANTOR: WOFFORD BART A & ALLI						
GRANTEE: JERSEY SONIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W19 UEP=[YR=2009] N12 W18 PTO=[YR=2009] W10 S12 E10 N12$ S12 E18$ W32 S29 FGR=[YR=1997] S22 E21 N22 W21$ E21 S3 E4 FOP=[YR=1997] E4 N9 W4 S9$ N9 E4 S9 E22 N32$.

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	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	1,107.00	SF	5.20	5.20	100	1997	1997	3	73	4,202	

LAND DESCRIPTION

TOTAL OB/XF 7,002

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		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 07/19/2021 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS