



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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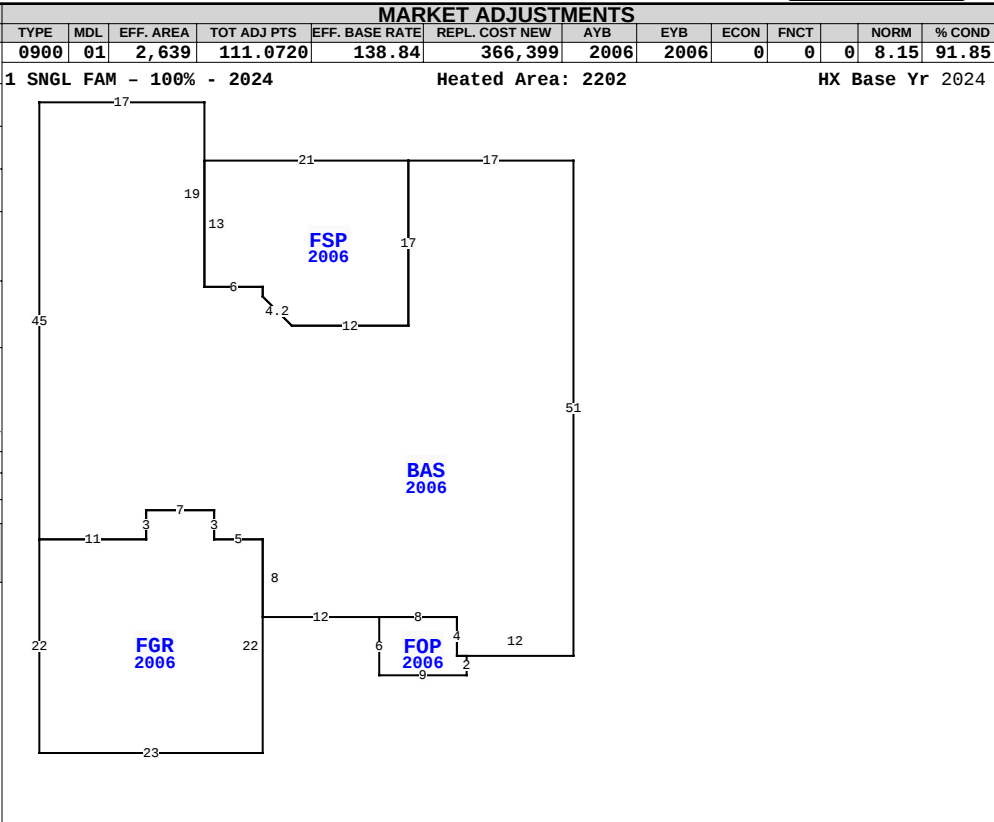
NEIGHBORHOOD/LOC	8027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,202	100	2,202	280,809
FGR	527	55	290	36,982
FOP	50	30	15	1,913
FSP	329	40	132	16,833

TOTALS	3,108		2,639	336,537
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,714.00	SF	4.00
2	0861	POOL GUNIT	0	100	0	0	316.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	884.00	SF	7.00
4	0462	ST/AL FNC	0	100	75	0	300.00	SF	10.00
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
6	0855	CONC PAVER	0	100	0	0	1,500.00	SF	5.00
7	0855	CONC PAVER	0	100	0	0	66.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00



54286 JAMIE DR, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4.00	100	2006	2006	3	87	5,965	
85.00	100	2006	2006	3	44	11,818	
7.00	100	2006	2006	3	87	5,384	
10.00	100	2021	2021	3	95	2,850	
300.00	100	2020	2020	3	96	288	
5.00	100	2020	2020	3	99	7,425	
10.00	100	2008	2008	3	89	587	

TOTAL OB/XF									
34,317									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					346,398				
TOTAL MARKET OB/XF VALUE					34,317				
TOTAL LAND VALUE - MARKET					40,000				
TOTAL MARKET VALUE					420,715				
SOH/AGL Deduction					0				
ASSESSED VALUE					420,715				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					370,715				
TOTAL JUST VALUE					420,715				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					407,167				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17823	SWIM POOL	34,000	05/01/2006
M10884	MECH OTHER	0	01/01/2006
E16121	ELEC OTHER	2,500	11/01/2005
C15868	CO ISSUED	165,116	08/01/2005
B15727	FOUNDATION	13,000	08/01/2005
B15868	NEW CONSTR	165,116	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2647/1028	6/09/2023	WD	Q	I	01	432,000	
GRANTOR: OPENDOOR PROPERTY TRU							
GRANTEE: MACLAY TRAVIS JEFFR							
2574/1260	6/28/2022	WD	U	I	37	455,400	
GRANTOR: SPENCER WAYNE & SHAWN							
GRANTEE: OPENDOOR PROPERTY T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W17 FSP=[YR=2006] W21 S13 E6 S1 D3 R3 E12 N17\$ S17 W12 U3 L3 N1 W6 N19 W17 S45 FGR=[YR=2006] S22 E23 N22 W5 N3 W7 S3 W11\$ E11 N3 E7 S3 E5 S8 E12 FOP=[YR=2006] S6 E9 N2 W1 N4 W8\$ E8 S4 E12 N51\$.									

MACLAY TRAVIS JEFFREY & AMANDA KATHLEEN
54286 JAMIE DR
CALLAHAN, FL 32011

2024

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