LOT 21
DEERFIELD ACRES PB 5/299

RUPP RYAN A/CRUM MARGARET O
54270 JESSICA PL
CALLAHAN, FL 32011

**2024**

**37-1N-25-0340-0021-0000**

## 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 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 |

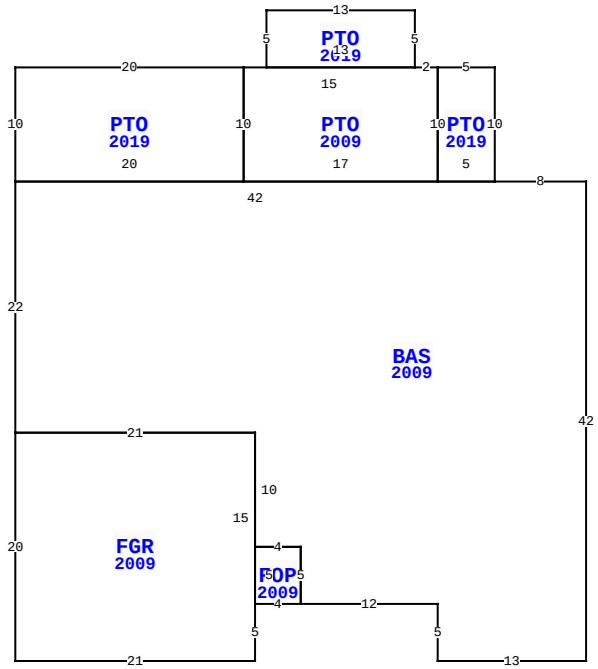
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,580 | 100 | 1,580 | 177,979 |
| FGR | 420 | 55 | 231 | 26,021 |
| FOP | 20 | 30 | 6 | 676 |
| PTO | 170 | 5 | 8 | 901 |
| PTO | 50 | 5 | 2 | 226 |
| PTO | 65 | 5 | 3 | 338 |
| PTO | 200 | 5 | 10 | 1,127 |
| TOTALS | 2,505 | | 1,840 | 207,266 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,840 | 132.4800 | 125.86 | 231,582 | 2009 | 2009 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1580 HX Base Yr 2021




54270 JESSICA PL, 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 | | 207,266 |
| TOTAL MARKET OB/XF VALUE | | 6,964 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 254,230 |
| SOH/AGL Deduction | | 46,223 |
| ASSESSED VALUE | | 208,007 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 158,007 |
| TOTAL JUST VALUE | | 254,230 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 245,582 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C19649 | CO ISSUED | 0 | 08/26/2009 |
| M13145 | MECH OTHER | 0 | 07/01/2007 |
| E19496 | ELEC OTHER | 3,500 | 06/01/2007 |
| P12440 | OTHER | 0 | 06/01/2007 |
| B19649 | NEW CONSTR | 132,462 | 03/01/2007 |
| R10212 | REPAIR/RRF | 3,000 | 03/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2370/0692 | 6/19/2020 | WD | Q | I | 01 | 248,000 |
| GRANTOR: ADAMS KYLE T & LAUREN | | | | | | |
| GRANTEE: RUPP RYAN A & MARGA | | | | | | |
| 2238/1655 | 11/16/2018 | WD | Q | I | 01 | 205,000 |
| GRANTOR: SIMPSON JAMES & HONIE | | | | | | |
| GRANTEE: ADAMS KYLE T & LAUR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W8 PTO=[YR=2019] N10 W5 PTO=[YR=2009] W2 PTO=[YR=2019] N5 W13 S5 E13$ W15 PTO=[YR=2019] W20 S10 E20 N10$ S10 E17 N10$ S10 E5$ W42 S22 FGR=[YR=2009] S20 E21 N5 FOP=[YR=2009] E4 N5 W4 S5$N15W21$ E21 S10 E4 S5 E12 S5 E13 N42$.

## 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 | 1,488.00 | SF | 5.20 | 5.20 | 100 | 2009 | 2009 | 3 | 90 | 6,964 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,964

| 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 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