

LOT 23
IN OR 2159/304
DEERFIELD ACRES PB 5/299

PRESGRAVES KENNETH
54285 JESSICA PLACE
CALLAHAN, FL 32011

2024

37-1N-25-0340-0023-0000



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		13	LVT/LAMNT 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	1,516	100	1,516	171,538
BAS	150	100	150	16,973
FGR	527	55	290	32,814
FOP	24	30	7	792
PTO	120	5	6	679
UOP	120	20	24	2,715
TOTALS	2,457		1,993	225,511

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,993	123.7446	117.56	234,297	2017	2018	0	0	0	96.25

1 SINGLE FAM - 100% - 2018

Heated Area: 1666

HX Base Yr 2018

Diagram illustrating the layout and dimensions of the property, showing various rooms and their areas:

- UOP 2024 (10' x 12')
- PTO 2017 (10' x 12')
- BAS 2024 (10' x 15')
- BAS 2017 (19' x 25')
- FGR 2017 (21' x 12')
- FOP 2017 (4' x 6')

Overall dimensions and other labels:

- Top horizontal segments: 12, 12, 15
- Left vertical segments: 18, 12, 21
- Right vertical segments: 10, 39
- Bottom horizontal segments: 14, 12, 12, 15, 23, 26
- Internal vertical segments: 10, 10, 10, 19, 4
- Internal horizontal segments: 11, 4

BLD DATE		LGL DATE	
XF DATE		LAND DATE	

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE				244,921				
TOTAL MARKET OB/XF VALUE				11,471				
TOTAL LAND VALUE - MARKET				40,000				
TOTAL MARKET VALUE				296,392				
SOH/AGL Deduction				80,572				
ASSESSED VALUE				215,820				
TOTAL EXEMPTION VALUE				HX HB				
BASE TAXABLE VALUE				50,000				
TOTAL JUST VALUE				165,820				
NCON VALUE				296,392				
INCOME VALUE				37,439				
PREVIOUS YEAR MKT VALUE				246,992				
SFR EYB ADJSTD FOR ADDTN								
2024 CC= PATIO BETWEEN SFR + DETACHED FGR								
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
B23-05133		GARAGE			54,513		04/20/2023	
23003648		ADDITION			24,938		03/20/2023	
17002454		CO ISSUED			0		03/24/2017	
B1631604		NEW CONSTR			0		04/11/2016	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2159/0304		11/21/2017		WD	Q	I	01	185,900
GRANTOR: GUINN JOHN								
GRANTEE: PRESGRAVES KENNETH								
1233/0622		5/25/2004		WD	U	V	19	228,800
GRANTOR: R A P INVESTMENTS INC								
GRANTEE: GUINN JOHN								
BUILDING NOTES								

EXTRA FEATURES										54285 JESSICA PL, CALLAHAN				INC DATE		AG DATE	
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	0811	CONCRETE B	0	100	0	0	1,367.00	SF	5.20	5.20	100	2017	2017	3	97	6,895	
2	0811	CONCRETE B	1	100	0	0	880.00	SF	5.20	5.20	100	2024	2023		100	4,576	

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