LOT 28
IN OR 2128/1084
DEERFIELD ACRES PB 5/299

BURCHFIELD GARY L & ANNA
54187 JESSICA PLACE
CALLAHAN, FL 32011

2024

37-1N-25-0340-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

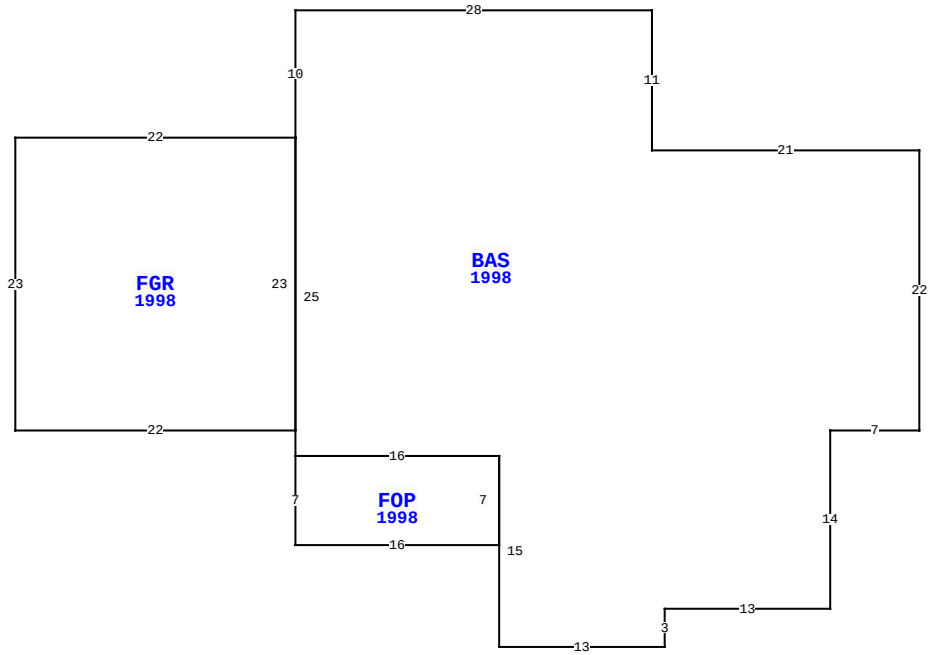
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,821	100	1,821	187,754
FGR	506	55	278	28,663
FOP	112	30	34	3,505
TOTALS	2,439		2,133	219,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	127.6891	121.30	258,733	1998	2003	0	0	0	15.00	85.00

1 SINGLE FAM – 0% - 0 Heated Area: 1821 HX Base Yr



54187 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	219,923
TOTAL MARKET OB/XF VALUE	23,911
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	283,834
SOH/AGL Deduction	11,696
ASSESSED VALUE	272,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,138
TOTAL JUST VALUE	283,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702961	REPAIR/RRF	6,787	05/01/2017
B1631984	GARAGE	16,870	03/01/2016
B984929	NEW CONSTR	78,000	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1084	6/09/2017	WD	Q	I	01	190,000
GRANTOR: CARTER WAYNE & SANDRA						
GRANTEE: BURCHFIELD GARY L &						
2028/0294	1/29/2016	WD	Q	I	01	172,000
GRANTOR: JAMES TOMMY L & KRIST						
GRANTEE: CARTER WAYNE & SAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W21 N11 W28 S10 FGR=[YR=1998] W22 S23 E22 N23 $ S25 FOP=[YR=1998] S7 E16 N7 W16 $ E16 S15 E13 N3 E13 N14 E7 N22 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	0	0	0	1,506.00	SF	6.50	6.50	100	1998	1998	3	75	7,342	
3	0510	GARAGE WD-	0	0	18	25	450.00	SF	35.00	35.00	100	2017	2017	3	84	13,230	
4	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50	6.50	100	2017	2017	3	97	504	

LAND DESCRIPTION

TOTAL OB/XF 23,911

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	0	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