LOT 34
IN OR 897/1960
DEERFIELD ACRES PB 5/299

MASTROGIOVANNI BRENT & SHAWN M
54079 JESSICA PLACE
CALLAHAN, FL 32011

2024

37-1N-25-0340-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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

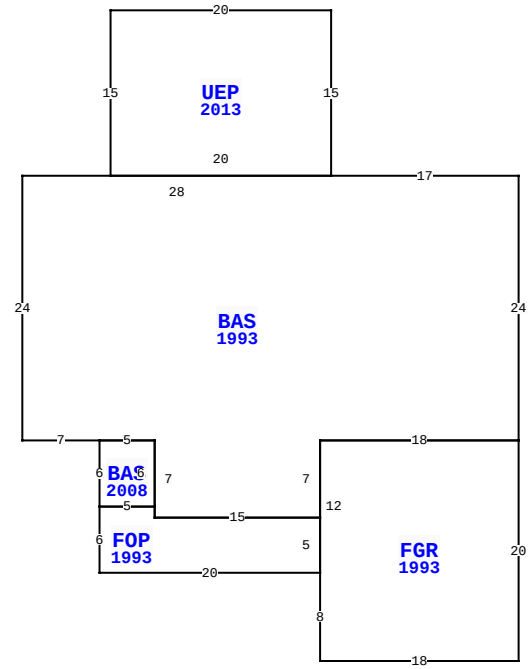
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	1,185	126,299
BAS	30	100	30	3,198
FGR	360	55	198	21,103
FOP	105	30	32	3,411
UEP	300	60	180	19,185
TOTALS	1,980		1,625	173,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,625	127.8570	121.46	197,372	1991	1998	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2000 Heated Area: 1215 HX Base Yr 2000



54079 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		173,194
TOTAL MARKET OB/XF VALUE		2,542
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		215,736
SOH/AGL Deduction		94,783
ASSESSED VALUE		120,953
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,953
TOTAL JUST VALUE		215,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007193	REPAIR/RRF	15,512	06/03/2021
21002484	REPAIR/RRF	2,814	03/02/2021
B21715	XFOB	14,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0897/1960	9/01/1999	WD	Q	I		86,000
GRANTOR: KING DAVID R & CRYSTA						
GRANTEE: MASTROGIOVANNI BREN						
0753/0895	3/07/1996	WD	Q	I		74,900
GRANTOR: HAMLIN ROBIN C						
GRANTEE: KING DAVID & CRYSTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UEP=[YR=2013] N15 W20 S15 E20$ W28 S24 E7
BAS=[YR=2008] S6 FOP=[YR=1993] S6 E20 FGR=[YR=1993] S8 E18
N20 W18 S12$ N5 W15 N1 W5$ E5 N6 W5$ E5 S7 E15 N7 E18 N24$.

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	0810	CONCRETE A	0	100	0	0	445.00	SF	6.50	6.50	100	1991	1991	3	62	1,793	
2	0350	CARPORT WD	0	100	16	18	288.00	SF	13.00	13.00	100	1995	1995	3	20	749	

LAND DESCRIPTION

TOTAL OB/XF 2,542

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	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 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