LOT 41
DEERFIELD ACRES PB 5/299

ABERNATHY DONALD H III & KATELYN D
54027 JAMIE DR
CALLAHAN, FL 32011-7625

2024

37-1N-25-0340-0041-0000

BUILDING CHARACTERISTICS

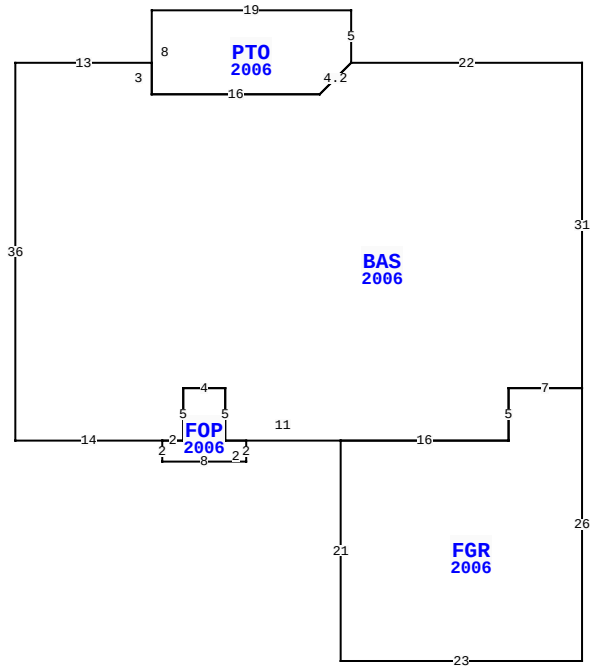
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,837	100	1,837	230,688
FGR	518	55	285	35,790
FOP	36	30	11	1,381
PTO	148	5	7	879
TOTALS	2,539		2,140	268,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,140	115.1451	143.93	308,010	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM – 0% - 0 Heated Area: 1837 HX Base Yr



54027 JAMIE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	268,739
TOTAL MARKET OB/XF VALUE	4,312
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	313,051
SOH/AGL Deduction	23,563
ASSESSED VALUE	289,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,488
TOTAL JUST VALUE	313,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11424	MECH OTHER	0	04/01/2006
P10830	OTHER	0	03/01/2006
E16641	ELEC OTHER	3,500	01/01/2006
B16118	NEW CONSTR	134,835	09/01/2005
C16118	CO ISSUED	134,835	09/01/2005
B16118	NEW CONSTR	134,835	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/1343	6/21/2021	WD	Q	I	01	340,000
GRANTOR: SMITH BRANDON E & CAN						
GRANTEE: ABERNATHY DONALD H						
2011/1888	10/29/2015	WD	Q	I	01	172,000
GRANTOR: JAX FEDERAL CREDIT UN						
GRANTEE: SMITH BRANDON E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 PTO=[YR=2006] N5 W19 S8 E16 U3 R3 $ D3 L3 W16 N3 W13 S36 E14 FOP=[YR=2006] S2 E8 N2 W2 N5 W4 S5 W2$ E2 N5 E4 S5 E11 FGR=[YR=2006] S21 E23 N26 W7 S5 W16 $ E16 N5 E7 N31$.

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	0812	CONCRETE C	0	0	0	0	1,239.00	SF	4.00	4.00	100	2006	2006	3	87	4,312	

LAND DESCRIPTION

TOTAL OB/XF 4,312

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