LOT 53
DEERFIELD ACRES PB 5/299

PUNANCY BRIAN RICARDO & KELLY
54190 JESSICA PL
CALLAHAN, FL 32011

2024

37-1N-25-0340-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

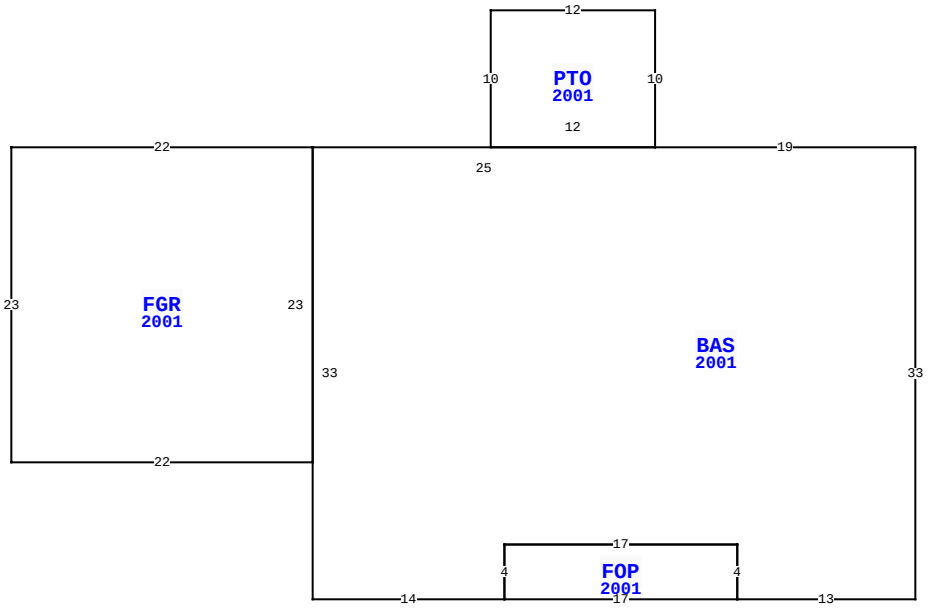
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1,384	157,768
FGR	506	55	278	31,690
FOP	68	30	20	2,280
PTO	120	5	6	684
TOTALS	2,078		1,688	192,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,688	127.6500	121.27	204,704	2001	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1384 HX Base Yr 2023



54190 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		192,422
TOTAL MARKET OB/XF VALUE		12,284
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		244,706
SOH/AGL Deduction		66,016
ASSESSED VALUE		178,690
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,690
TOTAL JUST VALUE		244,706
NCON VALUE		7,132
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007490	NEW CONSTR	75,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2537/1094	1/24/2022	WD	Q	I	01	312,000
GRANTOR: OUTLER MATTHEW B						
GRANTEE: PUNANCY BRIAN RICAR						
0990/1726	6/08/2001	WD	Q	I		118,000
GRANTOR: P & S BUILDERS INC						
GRANTEE: OUTLER MATTHEW B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 PTO=[YR=2001] N10 W12 S10 E12$ W25
FGR=[YR=2001] W22 S23 E22 N23$S33E14 FOP=[YR=2001] E17 N4
W17 S4$ N4 E17 S4 E13 N33$.

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	100	0	0	1,610.00	SF	4.00	4.00	100	2001	2001	3	80	5,152	
2	0476	VF 6 SBPL	0	100	0	0	197.00	LF	32.00	32.00	100	2024	2022		99	6,241	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2024	2022		99	891	

LAND DESCRIPTION

TOTAL OB/XF 12,284

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