

BEDRAN MEGAN L & ALEXANDER S
54082 JESSICA PL
CALLAHAN, FL 32011

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall020FACE BRICK 60

Exterior Wall005AVERAGE 40

Roof Structure003GABLE/HIP 100

Roof Cover003COMP SHNGL 100

Interior Wall005DRYWALL 100

Interior Floor013LVT/LAMNT 60

Interior Floor011CLAY TILE 40

Air Condition003CENTRAL 100

Heating Type Bedrooms004AIR DUCTED 100
3 100

Bathrooms2 100

Frame Stories Units Occupancy002WOOD FRAME 100
1. 1. 100
0 100

Quality006NONE 100

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8027.00

TOTALS2,5142,128211,405

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,128128.7034122.27260,191199319940018.7581.25

1 SINGLE FAM - 100% - 2014Heated Area: 1790HX Base Yr 2014

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,5301001,530151,997

BAS26010026025,829

FGR4845526626,426

FOP24030727,152

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE211,405

TOTAL MARKET OB/XF VALUE23,519

TOTAL LAND VALUE - MARKET40,000

TOTAL MARKET VALUE274,924

SOH/AGL Deduction107,283

ASSESSED VALUE167,641

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE117,641

TOTAL JUST VALUE274,924

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE257,739

Sales Data

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CDPRICE

1861/11836/11/2013WDQI02150,000

GRANTOR:TAYLOR MARLON L & PHY

GRANTEE:BEDRAN MEGAN L & AL

0677/09843/24/1993WDQV10,000

GRANTOR:RAP INV & APEX CONST

GRANTEE:TAYLOR MARLON & P A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2009] N13 W20 S13 E20\$ W35 S30 FOP=[YR=1993] S6 E40 FGR=[YR=1993] S8 E22 N22 W22 S14 \$ N6 W40\$ E40 N8 E15 N22\$.

EXTRA FEATURES

L NOB/IF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/IF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199319933742,590

20812CONCRETE C0100002,605.00SF4.004.00100199319933666,877

30811CONCRETE B010000621.00SF5.205.20100199419943682,196

40810CONCRETE A010000626.00SF6.506.50100200020003793,215

50851PATIO STON010010880.00SF0.750.751002000200037947

60476VF 6 SBPL010000261.00LF32.0032.0010020242020968,018

70470VNYL GATE0100002.00UT300.00300.001002024202096576

TOTAL OB/XF23,519

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-10.000.001.00LT1.001.001.0040,000.0040,000.0040,000

REVIEW DATE06/03/2024BYTWATotal Acres: 0.00Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000PRINTED 08/06/2024 BY SYS