

TRACT 83
IN OR 1673/1755
ESMT IN OR 2405-1394

HAMLIN JOHN D JR
54031 JANICE DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-296C-0083-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	1,828	196,592
DCK	380	10	38	4,087
FGR	616	55	339	36,457
FOP	64	30	19	2,043
FUS	286	100	286	30,758

TOTALS	3,174		2,510	269,937
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0		1.00 UT 2,100.00	
2	0810	CONCRETE A	0	100	27	12		324.00 SF 6.50	
3	0350	CARPORT WD	0	100	16	18		288.00 SF 8.58	
4	0810	CONCRETE A	0	100	0	0		370.00 SF 6.50	
5	0812	CONCRETE C	0	100	0	0		1,973.00 SF 4.00	
6	0351	CARPORT MT	1	100	30	24		720.00 SF 10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RM	159.00	270.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,510	129.0576	122.60	307,726	1990	1998	0	0	0	12.28	87.72
1 SINGLE FAM - 100% - 0												
Heated Area: 2114												
HX Base Yr												

54031 JANICE DR, CALLAHAN												
TOTAL OB/XF 12,706												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 6									
Tax Dist:									
BUILDING MARKET VALUE									
269,937									
TOTAL MARKET OB/XF VALUE									
12,706									
TOTAL LAND VALUE - MARKET									
45,000									
TOTAL MARKET VALUE									
327,643									
SOH/AGL Deduction									
160,139									
ASSESSED VALUE									
167,504									
TOTAL EXEMPTION VALUE									
HX HB WR									
55,000									
BASE TAXABLE VALUE									
112,504									
TOTAL JUST VALUE									
327,643									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
316,262									
ALSO SEE PRCL: -296C-0082-0000									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W25 W33 S32 E22 D3R2 E10 U3R2 E6 N4 E16 N28 \$									
FGR=[YR=1993;ORIG=-58,0] W22 S28 E22 N28 \$									
DCK=[YR=2007;ORIG=-25,0] N6 E6 N4 W6 D1L1 U7L5 W11 D8L9 S8 E26 \$									
FUS=[YR=2007;ORIG=-109,21] N13 E22 S13 W22 \$									
FOP=[YR=1993;ORIG=-16,32] E16 N4 W16 S4 \$									
PTR=[ORIG=0,0] N15 S15 \$									
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BAS=[YR=1993;ORIG=0,0] W25 W33 S32 E22 D3R2 E10 U3R2 E6 N4 E16 N28 \$									
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