LOT 1
PT OR 1233/622
DEERFIELD ACRES PB 5/299

GUINN JOHN
96434 SWEETBRIAR LANE
YULEE, FL 32097

2025

37-1N-25-0340-0001-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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
Quality	04	Quality Level 04

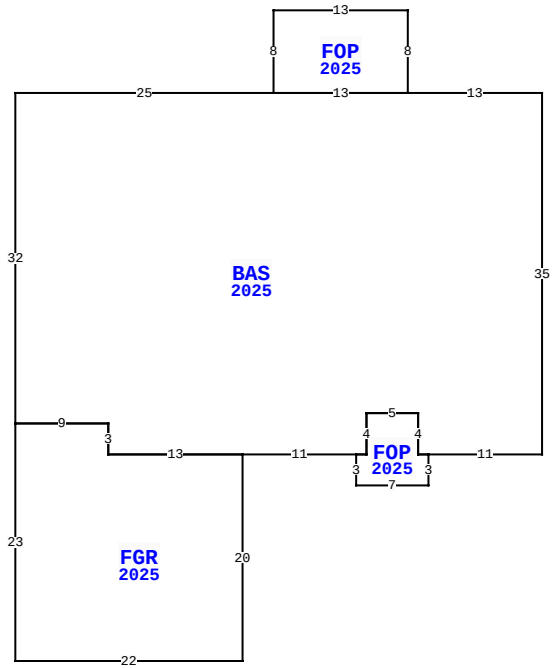
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	2025	1,738	260,613
FGR	467	55	2025	257	38,537
FOP	41	30	2025	12	1,799
FOP	104	30	2025	31	4,648
TOTALS	2,350			2,038	305,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,038	113.6016	149.95	305,598	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1738 HX Base Yr



54028 JAMIE DR, 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	305,598
TOTAL MARKET OB/XF VALUE	6,695
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	372,293
SOH/AGL Deduction	3,397
ASSESSED VALUE	368,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,896
TOTAL JUST VALUE	372,293
NCON VALUE	312,293
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002443	PRIVATE PROVIDER	304,749	03/10/2025
B240000084	NEW SFR T-2199 H	304,749	01/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/0622	5/25/2004	WD	U	V	19	228,800
GRANTOR: R A P INVESTMENTS INC						
GRANTEE: GUINN JOHN						
0844/0987	8/11/1998	WD	U	V	09	43,100
GRANTOR: APEX CONST MGMT INC						
GRANTEE: RAP INVESTMENTS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E25 E13 E13 S35 W11 W1 N4 W5 S4 W1 W11 W13 N3 W9 N32 $
FOP=[YR=2025;ORIG=35,10] E13 N8 W13 S8 $
FOP=[YR=2025;ORIG=44,41] E5 S4 E1 S3 W7 N3 E1 N4 $
FGR=[YR=2025;ORIG=10,42] E9 S3 E13 S20 W22 N23 $
.

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	0	0	0	1,030.00	SF	6.50	6.50	100	2025	2024		100	6,695	

LAND DESCRIPTION

TOTAL OB/XF 6,695

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	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/17/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS