LOT 8
IN OR 1384/1935
DEERFIELD ACRES PB 5/299

GOLDSBURY JAY ALLEN
54154 JAMIE DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-0340-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

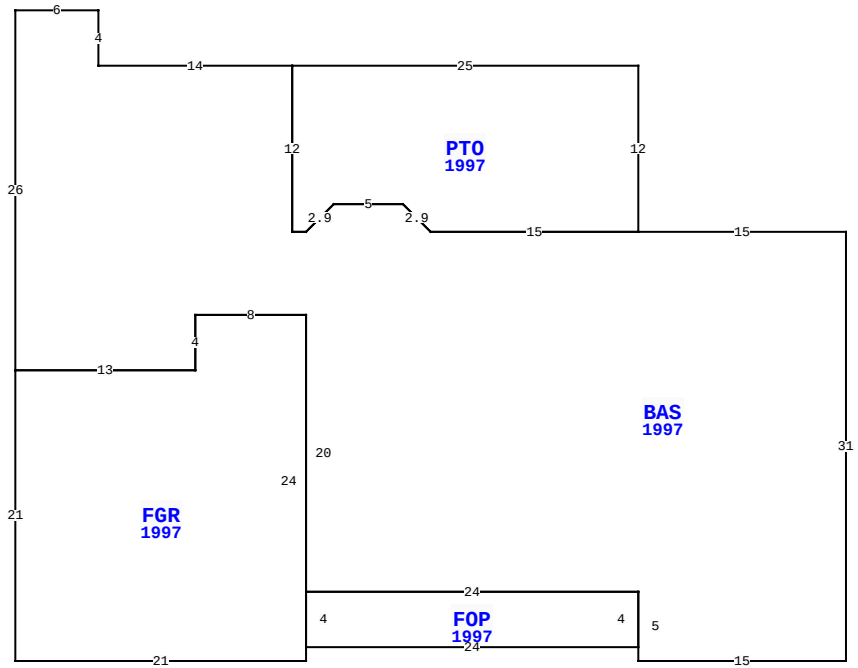
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,545	100	1997	1,545	162,277
FGR	473	55	1997	260	27,309
FOP	96	30	1997	29	3,046
PTO	286	5	1997	14	1,470
TOTALS	2,400			1,848	194,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,848	124.0850	124.08	229,300	1997	1997	0	0	0	15.35	84.65

1 SINGLE FAM – 100% - 2006 Heated Area: 1545 HX Base Yr 2006



54154 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		194,102
TOTAL MARKET OB/XF VALUE		7,505
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		261,607
SOH/AGL Deduction		120,263
ASSESSED VALUE		141,344
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,622
TOTAL JUST VALUE		261,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,251

DORMERS ARE FAKE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974316	NEW CONSTR	70,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1935	1/27/2006	WD	U	I	21	175,000
GRANTOR: COULTER RAYMOND J & A						
GRANTEE: GOLDSBURY JAY ALLEN						
1037/1374	2/14/2002	WD	Q	I		132,000
GRANTOR: MAY CHRISTY A						
GRANTEE: COULTER RAYMOND & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 PTO=[YR=1997] N12 W25 S12 E1 U2 R2 E5 D2 R2 E15$ W15 U2 L2 W5 D2 L2 W1 N12 W14 N4 W6 S26 FGR=[YR=1997] S21 E21 N1 FOP=[YR=1997] E24N4 W24 S4$ N24 W8 S4 W13$ E13 N4 E8 S20 E24 S5 E15 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,646.00	SF	4.00	4.00	100	1997	1997	3	72	4,740	

LAND DESCRIPTION

TOTAL OB/XF 7,505

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	100		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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS