LOT 10
DEEFFIELD ACRES PB 5/299

SHELTON SELENA W & AARON D
54206 JAMIE DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-0340-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

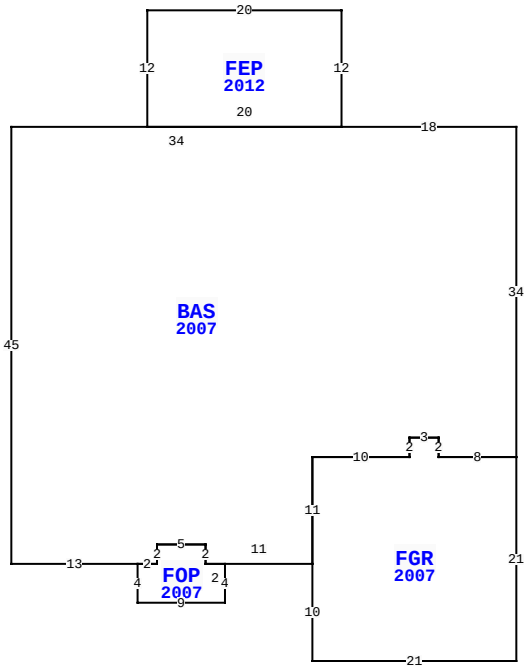
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,093	100	2007	2,093	335,226
FEP	240	80	2012	192	30,752
FGR	447	55	2007	246	39,401
FOP	46	30	2007	14	2,243
TOTALS	2,826			2,545	407,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,545	128.0640	169.04	430,207	2007	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2022 Heated Area: 2093 HX Base Yr



54206 JAMIE DR, CALLAHAN

BLD DATE	11/06/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		407,621
TOTAL MARKET OB/XF VALUE		4,949
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		472,570
SOH/AGL Deduction		29,993
ASSESSED VALUE		442,577
TOTAL EXEMPTION VALUE	13	442,577
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		472,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13217	MECH OTHER	0	08/01/2007
C20111	CO ISSUED	0	06/01/2007
B20111	NEW CONSTR	179,982	06/01/2007
E19499	ELEC OTHER	3,500	06/01/2007
P12515	OTHER	0	06/01/2007
R10493	REPAIR/RRF	2,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/1272	11/08/2021	WD	Q	I	01	390,000
GRANTOR: MIZELL KATHY						
GRANTEE: SHELTON SELENA W &						
1541/0523	12/17/2007	WD	Q	I		204,500
GRANTOR: GUINN JOHN						
GRANTEE: MIZELL KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FEP=[YR=2012] N12 W20 S12 E20$ W34 S45 E13 FOP=[YR=2007] S4 E9 N4 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E11 FGR=[YR=2007] S10 E21 N21 W8 N2 W3 S2 W10 S11$ N11 E10 N2 E3 S2 E8 N34$.

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	1,067.00	SF	4.00	4.00	100	2007	2007	3	87	3,713	
2	1127	BRICK 8"	0	100	39	0	117.00	SF	11.00	11.00	100	2007	2007	3	96	1,236	

LAND DESCRIPTION

TOTAL OB/XF 4,949

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	0006	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 09/15/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS