LOT 11
DEERFIELD ACRES PB 5/299

SAVAGE JASON R & CRYSTAL L
54234 JAMIE DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-0340-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

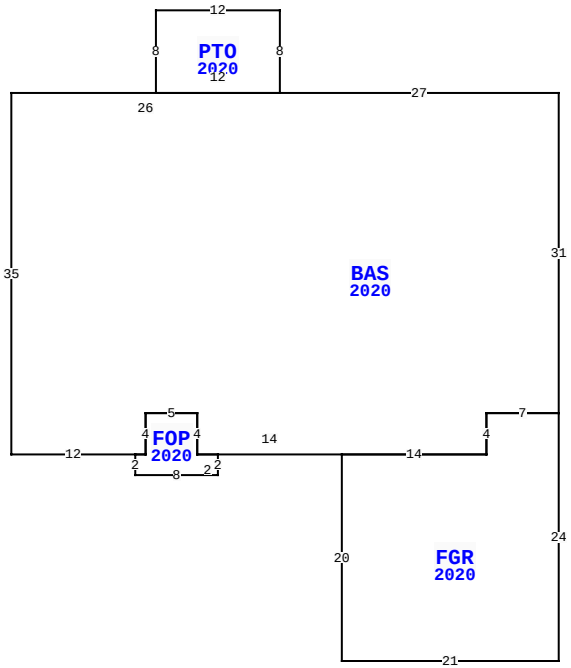
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,807	100	2020	1,807	244,882
FGR	448	55	2020	246	33,338
FOP	36	30	2020	11	1,491
PTO	96	5	2020	5	678
TOTALS	2,387			2,069	280,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,069	105.8400	139.71	289,060	2020	2020	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2023 Heated Area: 1807 HX Base Yr



54234 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		280,388
TOTAL MARKET OB/XF VALUE		5,880
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		346,268
SOH/AGL Deduction		26,111
ASSESSED VALUE		320,157
TOTAL EXEMPTION VALUE	13	320,157
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		346,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004335	CO ISSUED	0	09/18/2020
18004335	NEW CONSTR	237,279	04/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/0453	11/13/2020	WD	Q	I	01	295,000
GRANTOR: GUINN JOHN						
GRANTEE: SAVAGE JASON R & CR						
1233/0622	5/25/2004	WD	U	V	19	228,800
GRANTOR: R A P INVESTMENTS INC						
GRANTEE: GUINN JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W27 PTO=[YR=2020] N8 W12 S8 E12$ W26 S35 E12
FOP=[YR=2020] S2 E8 N2 W2 N4 W5 S4 W1$ E1 N4 E5 S4 E14
FGR=[YR=2020] S20 E21 N24 W7 S4 W14$E14 N4 E7 N31$.

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	0810	CONCRETE A	0	100	0	0	923.00	SF	6.50	6.50	100	2020	2020	3	98	5,880	

LAND DESCRIPTION

TOTAL OB/XF 5,880

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 02/02/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS