LOT 15
IN OR 1095/889
DEERFIELD ACRES PB 5/299

CROFTON JAY A
54332 JAMIE DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-0340-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

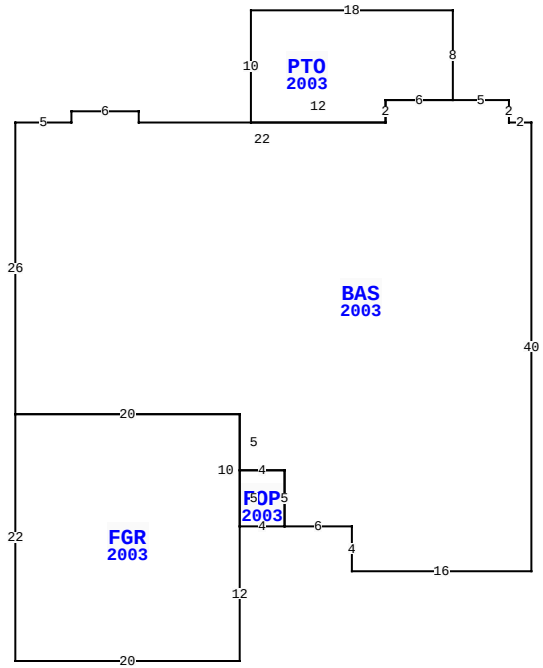
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,528	100	2003	1,528	176,342
FGR	440	55	2003	242	27,929
FOP	20	30	2003	6	692
PTO	168	5	2003	8	923
TOTALS	2,156			1,784	205,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	129.3750	129.38	230,814	2003	2003	0	0	0	10.80	89.20

1 SINGLE FAM – 100% - 2004 Heated Area: 1528 HX Base Yr 2004



54332 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		205,886
TOTAL MARKET OB/XF VALUE		6,398
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		272,284
SOH/AGL Deduction		126,123
ASSESSED VALUE		146,161
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,439
TOTAL JUST VALUE		272,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11064	NEW CONSTR	109,166	04/01/2003
R4995	REPAIR/RRF	3,000	04/01/2003
E11096	NEW CONSTR	2,000	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1095/0889	11/19/2002	WD	Q	V		19,000
GRANTOR: RANDALLS RONNIE D & D						
GRANTEE: CROFTON JAY A						
0889/1346	7/01/1999	WD	Q	V		16,300
GRANTOR: RAP INVESTMENTS INC						
GRANTEE: RANDALLS RONNIE D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W2 N2 W5 PTO=[YR=2003] N8 W18 S10 E12 N2 E6$ W6 S2 W22 N1 W6 S1 W5 S26 FGR=[YR=2003] S22 E20 N12 FOP=[YR=2003] E4 N5 W4 S5$ N10 W20$ E20 S5 E4 S5 E6 S4 E16 N40$.

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	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,033.00	SF	4.00	4.00	100	2003	2003	3	82	3,388	

LAND DESCRIPTION

TOTAL OB/XF 6,398

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 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS