LOT 18
DEERFIELD ACRES PB 5/299

SIKORSKI ROBERT M & BETH L
54368 JAMIE DR
CALLAHAN, FL 32011

2025

37-1N-25-0340-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

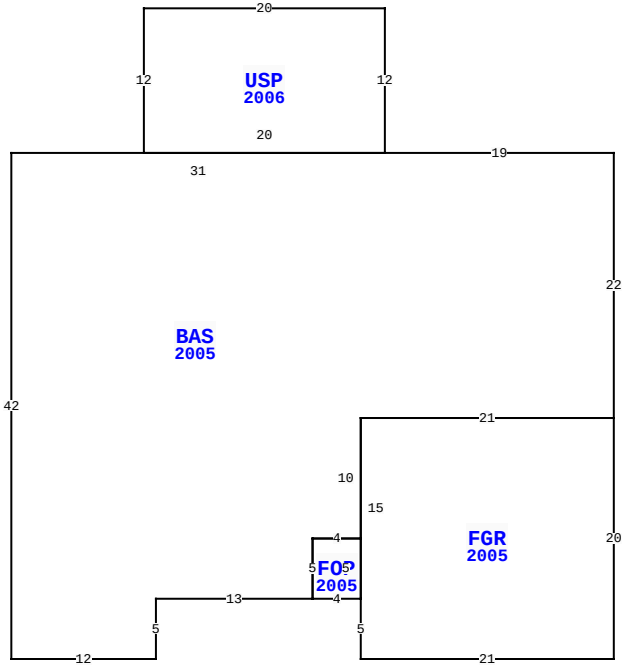
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	05	SAWTOOTH 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,575	100	2005	1,575	174,885
FGR	420	55	2005	231	25,650
FOP	20	30	2005	6	666
USP	240	30	2006	72	7,994
TOTALS	2,255			1,884	209,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	129.4923	129.49	243,959	2005	2005	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1575 HX Base Yr 2020



54368 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		209,195
TOTAL MARKET OB/XF VALUE		31,102
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		300,297
SOH/AGL Deduction		111,449
ASSESSED VALUE		188,848
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,126
TOTAL JUST VALUE		300,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012676	CARPORT	30,912	12/17/2020
B0617008	SCRN RM	3,899	01/01/2006
B16231	GARAGE	2,461	10/01/2005
B15148	NEW CONSTR	117,648	05/01/2005
P0509462	OTHER	0	05/01/2005
R0507579	REPAIR/RRF	3,000	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/1624	10/30/2019	QC	U	I	11	100
GRANTOR: SIKORSKI ROBERT M & B						
GRANTEE: SIKORSKI ROBERT M &						
2227/0348	9/28/2018	WD	Q	I	02	208,000
GRANTOR: BIRMAN KATHY & WAYNE						
GRANTEE: SIKORSKI ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 USP=[YR=2006] N12 W20 S12 E20 $ W31 S42 E12 N5 E13 FOP=[YR=2005] E4 FGR=[YR=2005] S5 E21 N20 W21 S15 $ N5 W4 S5 $ N5 E4 N10 E21 N22 $.

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	2,390.00	SF	4.00	4.00	100	2005	2005	3	84	8,030	
2	0810	CONCRETE A	0	100	0	0	88.00	SF	6.50	6.50	100	2014	2014	3	94	538	
3	0351	CARPORT MT	0	100	32	40	1,280.00	SF	10.00	10.00	100	2021	2021	3	90	11,520	
4	0810	CONCRETE A	0	100	0	0	250.00	SF	6.50	6.50	100	2021	2021	3	99	1,609	
5	0855	CONC PAVER	0	100	0	0	950.00	SF	10.00	10.00	100	2021	2021	3	99	9,405	

LAND DESCRIPTION

TOTAL OB/XF 31,102

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 08/11/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS