LOT 20
DEERFIELD ACRES PB 5/299

HAZLETT BRIAN ANTHONY & TONI GAIL
54406 JAMIE DR
CALLAHAN, FL 32011

2025

37-1N-25-0340-0020-0000

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	12	HARDWOOD 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

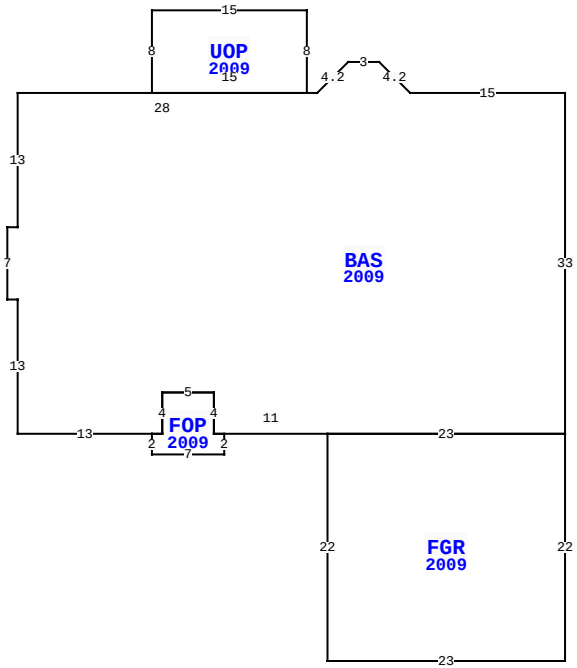
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100	2009	1,754	255,952
FGR	506	55	2009	278	40,567
FOP	34	30	2009	10	1,459
UOP	120	20	2009	24	3,503
TOTALS	2,414			2,066	301,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,066	114.8560	151.61	313,226	2009	2019	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2024 Heated Area: 1754 HX Base Yr 2024



54406 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		301,480
TOTAL MARKET OB/XF VALUE		6,044
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		367,524
SOH/AGL Deduction		111,238
ASSESSED VALUE		256,286
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,564
TOTAL JUST VALUE		367,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19648	CO ISSUED	0	08/10/2009
M13393	MECH OTHER	0	10/01/2007
P12582	OTHER	0	07/01/2007
E19497	ELEC OTHER	3,500	06/01/2007
B19648	NEW CONSTR	150,216	03/01/2007
R10211	REPAIR/RRF	3,000	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/864	10/30/2023	WD	Q	I	01	412,500
GRANTOR: ACKERMAN DAVID L & JU						
GRANTEE: HAZLETT BRIAN ANTHO						
2279/1275	6/05/2019	WD	Q	I	01	216,600
GRANTOR: GUINN JOHN						
GRANTEE: ACKERMAN DAVID L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W15 U3L3 W3 D3L3 W1 W28 S13 W1 S7 E1 S13 E13 E1 N4 E5 S4 E11 E23 N33 $
FGR=[YR=2009;ORIG=-23,33] S22 E23 N22 W23 $
UOP=[YR=2009;ORIG=-25,0] N8 W15 S8 E15 $
FOP=[YR=2009;ORIG=-40,33] S2 E7 N2 W1 N4 W5 S4 W1 $
.

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	0811	CONCRETE B	0	100	0	0	1,306.00	SF	5.20	5.20	100	2009	2009	3	89	6,044	

LAND DESCRIPTION

TOTAL OB/XF 6,044

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 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