LOT 21
DEERFIELD ACRES PB 5/299

RUPP RYAN A/CRUM MARGARET O
54270 JESSICA PL
CALLAHAN, FL 32011

2025

37-1N-25-0340-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

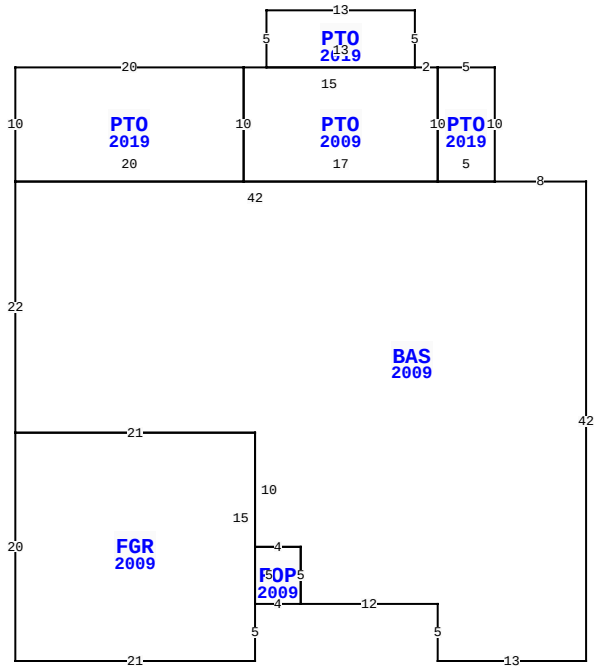
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,580	100	2009	1,580	185,770
FGR	420	55	2009	231	27,160
FOP	20	30	2009	6	706
PTO	170	5	2009	8	941
PTO	50	5	2019	2	235
PTO	65	5	2019	3	352
PTO	200	5	2019	10	1,176
TOTALS	2,505			1,840	216,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,840	132.4800	132.48	243,763	2009	2009	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2021 Heated Area: 1580 HX Base Yr 2021



54270 JESSICA PL, 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		216,340
TOTAL MARKET OB/XF VALUE		6,886
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		283,226
SOH/AGL Deduction		69,187
ASSESSED VALUE		214,039
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,317
TOTAL JUST VALUE		283,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19649	CO ISSUED	0	08/26/2009
M13145	MECH OTHER	0	07/01/2007
E19496	ELEC OTHER	3,500	06/01/2007
P12440	OTHER	0	06/01/2007
B19649	NEW CONSTR	132,462	03/01/2007
R10212	REPAIR/RRF	3,000	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2370/0692	6/19/2020	WD	Q	I	01	248,000
GRANTOR: ADAMS KYLE T & LAUREN						
GRANTEE: RUPP RYAN A & MARGA						
2238/1655	11/16/2018	WD	Q	I	01	205,000
GRANTOR: SIMPSON JAMES & HONIE						
GRANTEE: ADAMS KYLE T & LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W8 PTO=[YR=2019] N10 W5 PTO=[YR=2009] W2 PTO=[YR=2019] N5 W13 S5 E13$ W15 PTO=[YR=2019] W20 S10 E20 N10$ S10 E17 N10$ S10 E5$ W42 S22 FGR=[YR=2009] S20 E21 N5 FOP=[YR=2009] E4 N5 W4 S5$N15W21$ E21 S10 E4 S5 E12 S5 E13 N42$.

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	1,488.00	SF	5.20	5.20	100	2009	2009	3	89	6,886	

LAND DESCRIPTION

TOTAL OB/XF 6,886

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