

LOT 22
IN OR 2162/582
DEERFIELD ACRES PB 5/299

KNAPIK KENNETH & CONSTANCE
54293 JESSICA PLACE
CALLAHAN, FL 32011

2025

37-1N-25-0340-0022-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 6																								
Exterior Wall	05	AVERAGE 100	0100	01	1,878	124.9843	124.98	234,712	2001	2001	0	0	0	11.25	88.75	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018														Heated Area: 1600																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2018																							
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	14	CARPET 70															Tax Group: 6												Tax Dist:											
Interior Floo	11	CLAY TILE 30															BUILDING MARKET VALUE												208,307											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												18,966											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												60,000											
Bedrooms	3	100															TOTAL MARKET VALUE												287,273											
Bathrooms	2	100															SOH/AGL Deduction												140,188											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												147,085											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB VX 55,722											
Units	0	100															BASE TAXABLE VALUE												91,363											
Occupancy	00	NONE 100	TOTAL JUST VALUE												287,273																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												259,517																									
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	1,600	100	2001	1,600	177,472																																			
FGR	400	55	2001	220	24,403																																			
FOP	96	30	2001	29	3,216																																			
FOP	96	30	2001	29	3,216																																			
TOTALS			2,192		1,878	208,307																																		
EXTRA FEATURES						54293 JESSICA PL, CALLAHAN																																		
L N	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	1,002.00	SF	4.00	4.00	100	2001	2001	3	79	3,166																								
2	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2004	2004	3	32	10,880																								
3	0845	KOOL DECK	0	100	0	0	402.00	SF	7.25	7.25	100	2004	2004	3	83	2,419																								
4	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2004	2004	3	61	1,640																								
5	0469	VF LATTIC	0	100	0	0	84.00	SF	5.50	5.50	100	2004	2004	3	61	282																								
6	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	2009	2009	3	89	579																								
TOTAL OB/XF 18,966																																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																							
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 12/13/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS																																								