LOT 24
DEERFIELD ACRES PB 5/299

LEITNER CHRISTOPHER A JR
54279 JESSICA PL
CALLAHAN, FL 32011

2025

37-1N-25-0340-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

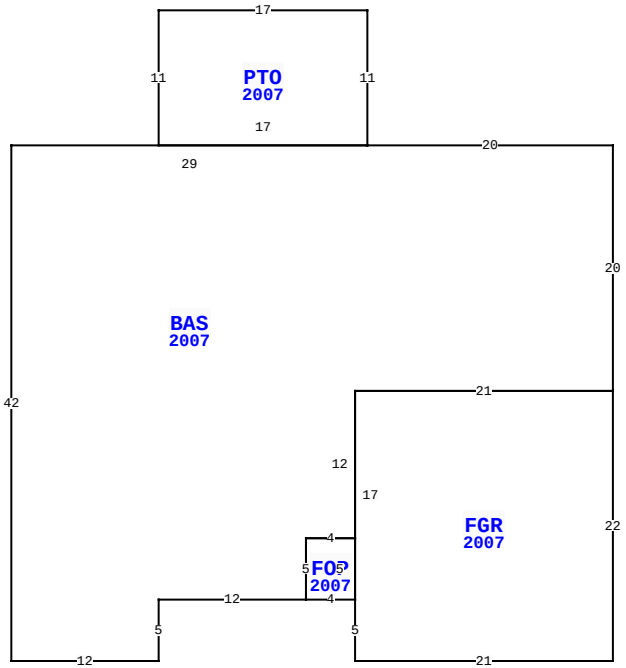
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,496	100	2007	1,496	171,563
FGR	462	55	2007	254	29,129
FOP	20	30	2007	6	688
PTO	187	5	2007	9	1,032
TOTALS	2,165			1,765	202,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,765	131.4450	131.44	231,992	2007	2007	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2021 Heated Area: 1496 HX Base Yr 2021



54279 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		202,413
TOTAL MARKET OB/XF VALUE		3,647
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		266,060
SOH/AGL Deduction		65,609
ASSESSED VALUE		200,451
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,729
TOTAL JUST VALUE		266,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12031	MECH OTHER	0	09/01/2006
E17840	ELEC OTHER	3,500	08/01/2006
P11336	OTHER	0	07/01/2006
C17790	CO ISSUED	0	05/01/2006
B17790	NEW CONSTR	115,948	05/01/2006
R09317	REPAIR/RRF	2,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/1587	8/31/2020	WD	Q	I	01	245,500
GRANTOR: CARPENTER WYATT L & C						
GRANTEE: LEITNER CHRISTOPHER						
2207/1273	6/15/2018	WD	Q	I	01	189,900
GRANTOR: TANNER KRISTIN AMBER						
GRANTEE: CARPENTER WYATT LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 PTO=[YR=2007] N11 W17 S11 E17$ W29 S42 E12 N5 E12 FOP=[YR=2007] E4 FGR=[YR=2007] S5 E21 N22 W21 S17$ N5W4 S5$ N5 E4 N12 E21 N20$.

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	1,048.00	SF	4.00	4.00	100	2007	2007	3	87	3,647	

LAND DESCRIPTION

TOTAL OB/XF 3,647

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