LOT 27
DEERFIELD ACRES PB 5/299

BUTLER JOY DENISE/KELLY MICHAEL PATRICK
54209 JESSICA PLACE
CALLAHAN, FL 32011

2025

37-1N-25-0340-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

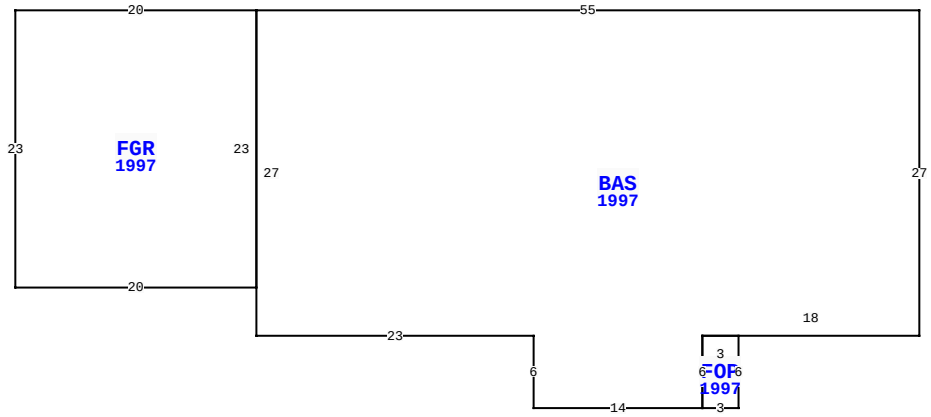
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,569	100	1997	1,569	212,576
FGR	460	55	1997	253	34,278
FOP	18	30	1997	5	677
TOTALS	2,047			1,827	247,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,827	119.7000	158.00	288,666	1997	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2022 Heated Area: 1569 HX Base Yr 2022



54209 JESSICA PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		247,531
TOTAL MARKET OB/XF VALUE		6,982
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		314,513
SOH/AGL Deduction		78,237
ASSESSED VALUE		236,276
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,554
TOTAL JUST VALUE		314,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003663	0351-18 X 25	14,895	04/09/2025
B23-10341	5 WINDOWS	9,850	08/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/1189	10/20/2021	WD	Q	I	01	267,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BUTLER JOY DENISE &						
2447/0526	3/24/2021	WD	U	I	37	265,600
GRANTOR: WALTERS LJ A & NANCY						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W55 FGR=[YR=1997] W20 S23 E20 N23$ S27 E23 S6 E14 FOP=[YR=1997] E3 N6 W3 S6$ N6 E18 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	936.00	SF	5.20	5.20	100	1997	1997	3	72	3,504	
3	1242	WD DECK A	0	100	0	0	264.00	SF	10.00	10.00	100	2007	2007	3	27	713	

LAND DESCRIPTION

TOTAL OB/XF 6,982

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 05/06/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS