LOTS 31 & 32
IN OR 2200/1243
DEERFIELD ACRES PB 5/299

GILL MITCHELL A & TAMMY
54117 JESSICA PLACE
CALLAHAN, FL 32011

2025

37-1N-25-0340-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

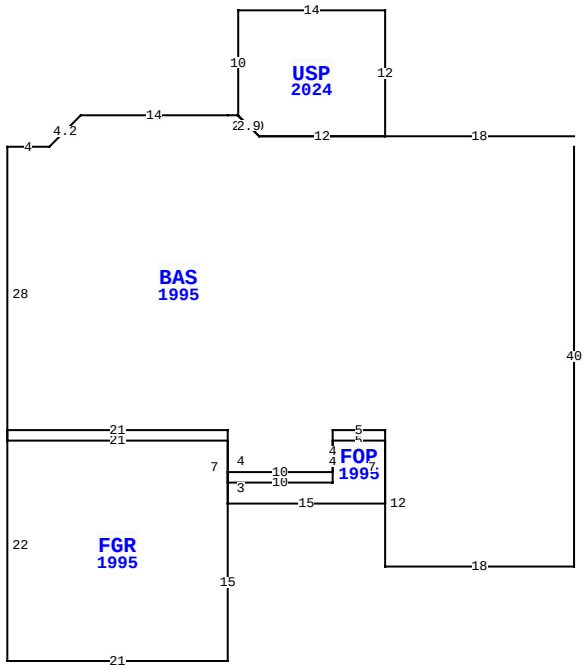
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,851	100	1995	1,851	188,488
FGR	462	55	1995	254	25,865
FOP	65	30	1995	20	2,037
USP	166	30	2024	50	5,092
TOTALS	2,544			2,175	221,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,175	119.8001	119.80	260,565	1995	1995	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1851 HX Base Yr 2006



54117 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		221,480
TOTAL MARKET OB/XF VALUE		6,827
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		348,307
SOH/AGL Deduction		173,463
ASSESSED VALUE		174,844
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,122
TOTAL JUST VALUE		348,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952255	NEW CONSTR	78,000	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2200/1243	5/31/2018	QC	U	I	11	100
GRANTOR: GILL MITCHELL A						
GRANTEE: GILL MITCHELL A & T						
1835/0278	1/11/2013	QC	U	I	11	100
GRANTOR: GILL BARBARA A						
GRANTEE: GILL MITCHELL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W18 W12 U2L2.1 U0L0.11 W14 D3L3 W4 S28 E21 S4 E10 N4 E5 S12 E18 N40 $
FGR=[YR=1995;ORIG=-54,28] S22 E21 N15 N7 W21 $
FOP=[YR=1995;ORIG=-33,35] E15 N7 W5 S4 W10 S3 $
USP=[YR=2024;ORIG=-18,0] W12 U2L2 N10 E14 S12 $
.

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	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,532.00	SF	4.00	4.00	100	1995	1995	3	68	4,167	

LAND DESCRIPTION

TOTAL OB/XF 6,827

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	2.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	120,000							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS