LOT 33
DEERFIELD ACRES PB 5/299

REAVES CHANCE C
44444 CATIES WAY
CALLAHAN, FL 32011

2025

37-1N-25-0340-0033-0000

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	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
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

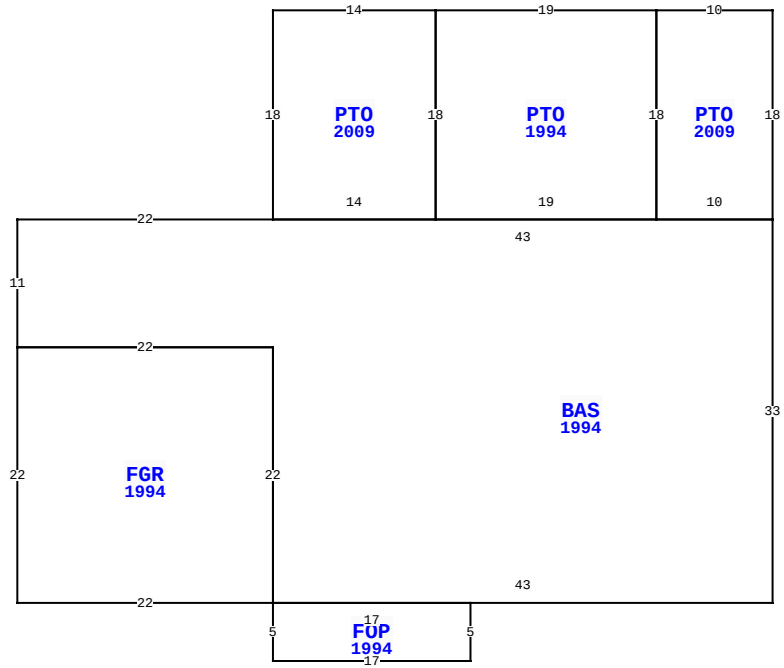
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,661	100	1994	1,661	160,459
FGR	484	55	1994	266	25,697
FOP	85	30	1994	26	2,512
PTO	342	5	1994	17	1,642
PTO	180	5	2009	9	870
PTO	252	5	2009	13	1,256
TOTALS	3,004			1,992	192,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,992	124.6462	124.65	248,303	1994	1994	0	0	0	22.50	77.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1661 HX Base Yr



54085 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	192,435
TOTAL MARKET OB/XF VALUE	5,833
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	258,268
SOH/AGL Deduction	0
ASSESSED VALUE	258,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,268
TOTAL JUST VALUE	258,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E941079	CHNGE SRVC	4,854	10/01/1994
B941113	NEW CONSTR	62,874	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/1823	9/10/2024	WD	U	I	11	100
GRANTOR: REAVES SHAWN C						
GRANTEE: REAVES CHANCE C						
2318/0884	11/04/2019	WD	Q	I	01	155,000
GRANTOR: HOWELL JOSEPH R & SHA						
GRANTEE: REAVES SHAWN C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W10 PTO=[YR=1994] W19 PTO=[YR=2009] W14 S18
BAS=[YR=1994] W22 S11 FGR=[YR=1994] S22 E22N22 W22$ E22 S22
FOP=[YR=1994] S5 E17 N5 W17$ E43 N33 W43$E14 N18$ S18 E19
N18$ S18 E10 N18$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0811	CONCRETE B	0	0	0	0	945.00	SF	5.20	5.20	100	1994	1994	3	66	3,243	

LAND DESCRIPTION

TOTAL OB/XF 5,833

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	0		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