

LOT 34
IN OR 897/1960
DEERFIELD ACRES PB 5/299

MASTROGIOVANNI BRENT & SHAWN M
54079 JESSICA PLACE
CALLAHAN, FL 32011

2025

37-1N-25-0340-0034-0000



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	1,625	127.8570	127.86	207,772	1991	1998	0	0	0	12.75	87.25	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2000													Heated Area: 1215															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2000															
Interior Wall	05	DRYWALL 100																													
Interior Floop	14	CARPET 100																													
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	1,185	100	1993	1,185	132,196																										
BAS	30	100	2008	30	3,347																										
FGR	360	55	1993	198	22,088																										
FOP	105	30	1993	32	3,570																										
UEP	300	60	2013	180	20,081																										
TOTALS			1,980		1,625	181,281																									
EXTRA FEATURES						54079 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	0810	CONCRETE A	0	100	0	0	445.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,721															
2	0350	CARPORT WD	0	100	16	18	288.00	SF	13.00	13.00	100	1995	1995	3	20	749															
TOTAL OB/XF 2,470																															
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 07/19/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS																															

VALUATION SUMMARY				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
21007193	REPAIR/RRF	15,512	06/03/2021	
21002484	REPAIR/RRF	2,814	03/02/2021	
B21715	XF0B	14,000	07/01/2008	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD	SALE PRICE
0897/1960	9/01/1999	WD Q	I	86,000
GRANTOR: KING DAVID R & CRYSTA				
GRANTEE: MASTROGIOVANNI BRENT				
0753/0895	3/07/1996	WD Q	I	74,900
GRANTOR: HAMLIN ROBIN C				
GRANTEE: KING DAVID & CRYSTA				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1993] W17 UEP=[YR=2013] N15 W20 S15 E20\$ W28 S24 E7 BAS=[YR=2008] S6 FOP=[YR=1993] S6 E20 FGR=[YR=1993] S8 E18 N20 W18 S12\$ N5 W15 N1 W5\$ E5 N6 W5\$ E5 S7 E15 N7 E18 N24\$.				