LOT 35
IN OR 1582/672
DEERFIELD ACRES PB 5/299

AVERY LORI S
54071 JESSICA PLACE
CALLAHAN, FL 32011

2025

37-1N-25-0340-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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

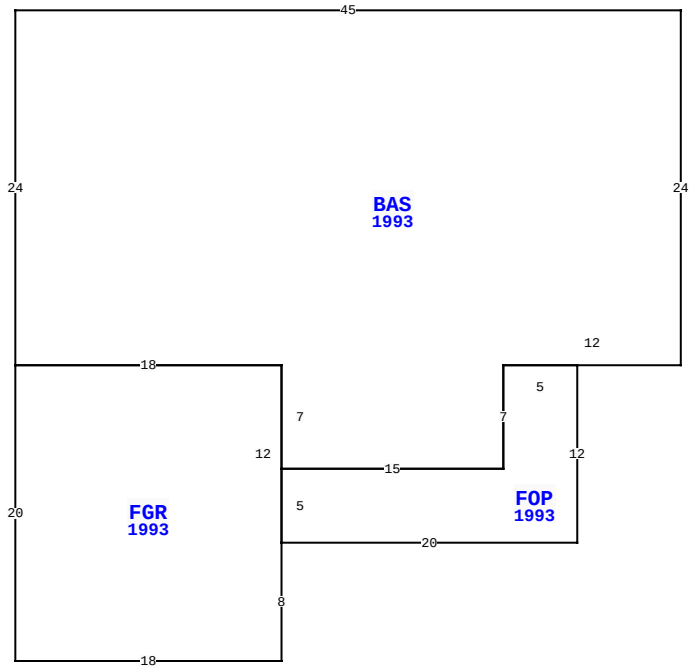
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	1993	1,185	136,078
FGR	360	55	1993	198	22,737
FOP	135	30	1993	40	4,593
TOTALS	1,680			1,423	163,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,423	133.1148	133.11	189,416	1991	1996	0	0	0	13.73	86.27

1 SINGLE FAM – 100% - 0 Heated Area: 1185 HX Base Yr 1992



54071 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		163,409
TOTAL MARKET OB/XF VALUE		5,340
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		228,749
SOH/AGL Deduction		125,653
ASSESSED VALUE		103,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,374
TOTAL JUST VALUE		228,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000906	REPAIR/RRF	0	01/27/2021
6951	NEW CONSTR	49,550	01/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1582/0672	8/26/2008	WD	Q	I	01	100
GRANTOR: AVERY DAVID E						
GRANTEE: AVERY LORI S						
0620/0017	2/25/1991	WD	U	V	13	14,900
GRANTOR: R A P INVESTMENT INC						
GRANTEE: AVERY DAVID & LORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S24 FGR=[YR=1993] S20 E18 N8 FOP=[YR=1993] E20 N12 W5 S7 W15 S5$ N12 W18$ E18 S7 E15 N7 E12 N24$.

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
3	0810	CONCRETE A	0	100	0	0	511.00	SF	6.50	6.50	100	1995	1995	3	68	2,259	

LAND DESCRIPTION

TOTAL OB/XF 5,340

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		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