LOT 36
IN OR 1979/217
DEERFIELD ACRES PB 5/299

COHEE RYAN
54059 JESSICA PL
CALLAHAN, FL 32011

2025

37-1N-25-0340-0036-0000

BUILDING CHARACTERISTICS

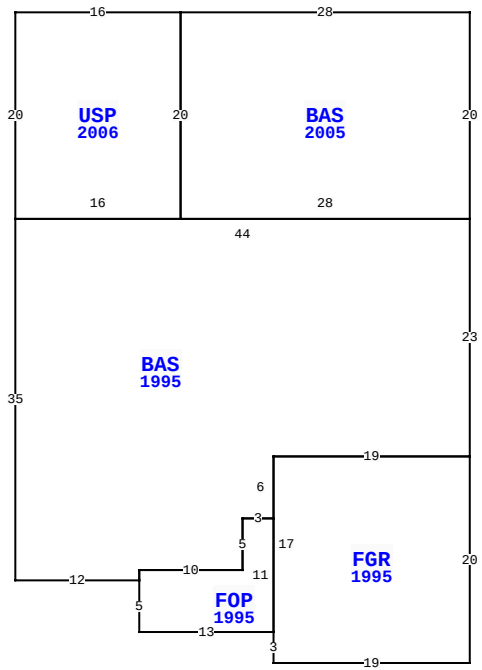
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,284	100	1995	1,284	134,095
BAS	560	100	2005	560	58,483
FGR	380	55	1995	209	21,827
FOP	93	30	1995	28	2,925
USP	320	30	2006	96	10,026
TOTALS	2,637			2,177	227,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,177	118.3350	118.34	257,626	1995	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1844 HX Base Yr 2024



54059 JESSICA PL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		227,355
TOTAL MARKET OB/XF VALUE		8,992
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		296,347
SOH/AGL Deduction		22,255
ASSESSED VALUE		274,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,370
TOTAL JUST VALUE		296,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8868	ADDITION	35,000	10/04/2001
B951674	NEW CONSTR	80,000	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1979/0217	2/25/2015	SW	U	I	12	140,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: COHEE RYAN						
1922/0365	6/02/2014	QC	U	I	11	100
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W28 USP=[YR=2006] W16 S20 BAS=[YR=1995] S35 E12 FOP=[YR=1995] S5 E13 FGR=[YR=1995] S3 E19 N20 W19 S17 $ N11 W3 S5 W10 S1 $ N1 E10 N5 E3 N6 E19 N23 W44 $ E16 N20 $ S20 E28 N20 $.

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	1,247.00	SF	4.00	4.00	100	1995	1995	3	68	3,392	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 8,992

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 05/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS