LOT 39
IN OR 787 PG 1954
DEERFIELD ACRES PB 5/299

HOFFMAN ROSALINE
54095 JAMIE DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-0340-0039-0000

NASSAU COUNTY PROPERTY

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 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

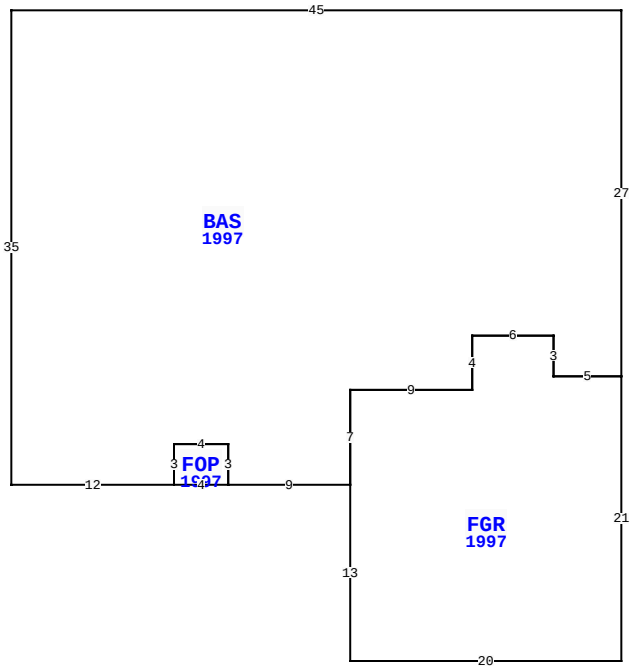
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100	1997	1,394	159,077
FGR	429	55	1997	236	26,931
FOP	12	30	1997	4	456
TOTALS	1,835			1,634	186,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,634	127.8570	127.86	208,923	1997	2002	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 1998 Heated Area: 1394 HX Base Yr 1998



54095 JAMIE DR, 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		186,464
TOTAL MARKET OB/XF VALUE		3,741
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		250,205
SOH/AGL Deduction		129,287
ASSESSED VALUE		120,918
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,196
TOTAL JUST VALUE		250,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009893	REPAIR/RRF	8,033	12/01/2018
B20452	SWIM POOL	2,350	08/01/2007
B13204	GARAGE	3,960	07/01/2004
E963322	NEW CONSTR	0	02/01/1997
B963472	NEW CONSTR	57,455	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0787/1954	3/20/1997	WD	Q	I		83,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: HOFFMAN CLINT & ROS						
0778/1854	12/10/1996	WD	Q	V		12,700
GRANTOR: R A P INVESTMENTS INC						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W45 S35 E12 FOP=[YR=1997] E4 N3 W4 S3$ N3 E4 S3 E9 FGR=[YR=1997] S13 E20 N21 W5 N3 W6 S4 W9 S7$ N7 E9 N4 E6 S3 E5 N27$.

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	0812	CONCRETE C	0	100	0	0	1,299.00	SF	4.00	4.00	100	1997	1997	3	72	3,741	

LAND DESCRIPTION

TOTAL OB/XF 3,741

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		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 03/17/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS