LOT 40
IN OR 1482/1679
DEERFIELD ACRES PB 5/299

TYLER TALISIA
54039 JAMIE DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-0340-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

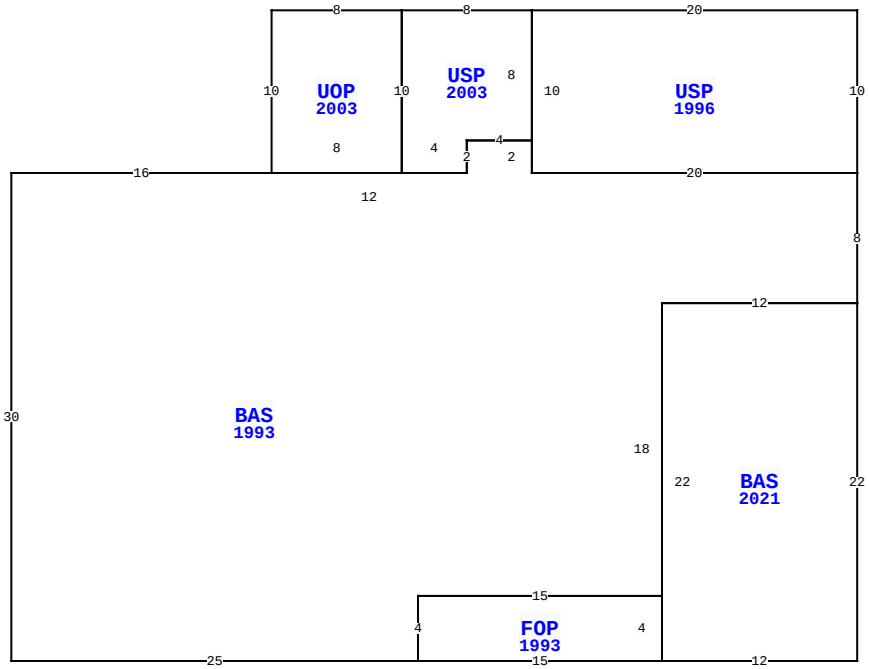
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,244	100	1993	1,244	149,533
BAS	264	100	2021	264	31,734
FOP	60	30	1993	18	2,164
UOP	80	20	2003	16	1,923
USP	200	30	1996	60	7,212
USP	72	30	2003	22	2,645
TOTALS	1,920			1,624	195,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,624	103.3668	136.44	221,579	1993	2002	0	0	0	11.90	88.10

1 SNGL FAM – 100% - 2008 Heated Area: 1508 HX Base Yr 2008



54039 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		216,950
TOTAL MARKET OB/XF VALUE		2,832
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		279,782
SOH/AGL Deduction		123,272
ASSESSED VALUE		156,510
TOTAL EXEMPTION VALUE	VX HX HB WX	60,722
BASE TAXABLE VALUE		95,788
TOTAL JUST VALUE		279,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011221	GARAGE	43,075	08/24/2021
B952399	ADDITION	2,331	12/01/1995
8234	NEW CONSTR	54,761	07/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/1679	3/05/2007	WD	Q	I	01	100
GRANTOR: SMITH DONALD RAY						
GRANTEE: TYLER TALISIA						
1233/0786	5/26/2004	WD	Q	I		134,000
GRANTOR: BROWN LENVILLE B						
GRANTEE: SMITH DONALD RAY						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1996] W20 USP=[YR=2003] W8 UOP=[YR=2003] W8 S10 BAS=[YR=1993] W16 S30 E25 FOP=[YR=1993] E15 BAS=[YR=2021] E12 N22 W12 S22$ N4 W15 S4$ N4 E15 N18 E12 N08 W20 N2 W4 S2 W12$ E8 N10$ S10 E4 N2 E4 N8$ S10 E20 N10$.

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	0811	CONCRETE B	0	100	0	0	851.00	SF	5.20	5.20	100	1993	1993	3	64	2,832	

LAND DESCRIPTION

TOTAL OB/XF 2,832

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 12/16/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

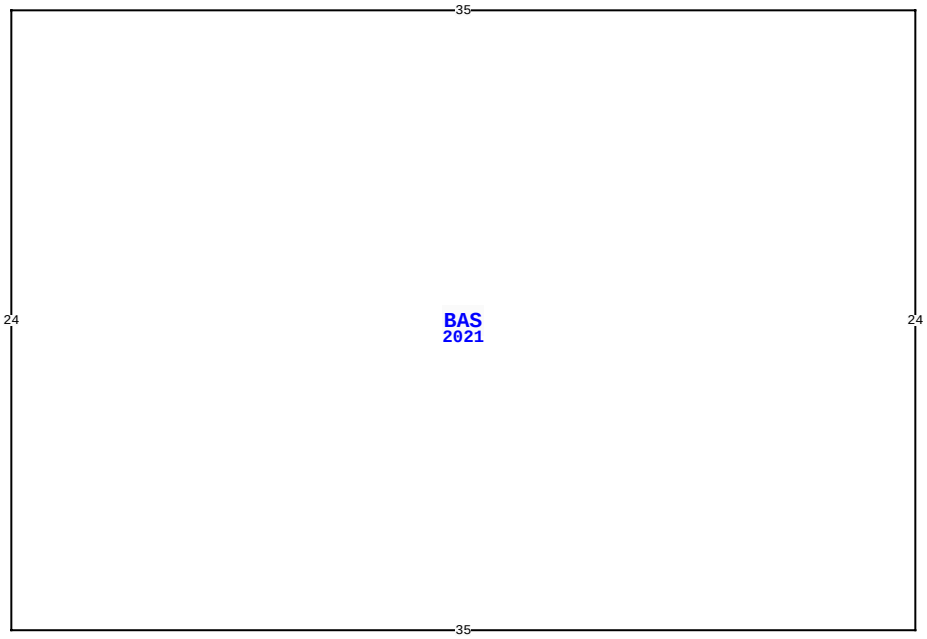
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2021	840	21,739
TOTALS	840			840	21,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	72.1050	26.68	22,411	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2008 Heated Area: 840 HX Base Yr 2008



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1233/0786	5/26/2004	WD	Q	I		134,000
GRANTOR: BROWN LENVILLE B						
GRANTEE: SMITH DONALD RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W35 S24 E35 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/16/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS