LOT 42
DEERFIELD ACRES PB 5/299

HOWARD JOHN & JOSEPHINE MARY
43588 FREEDOM DR
CALLAHAN, FL 32011

2025

37-1N-25-0340-0042-0000

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	13	LVT/LAMNT 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	01	Quality Level 01

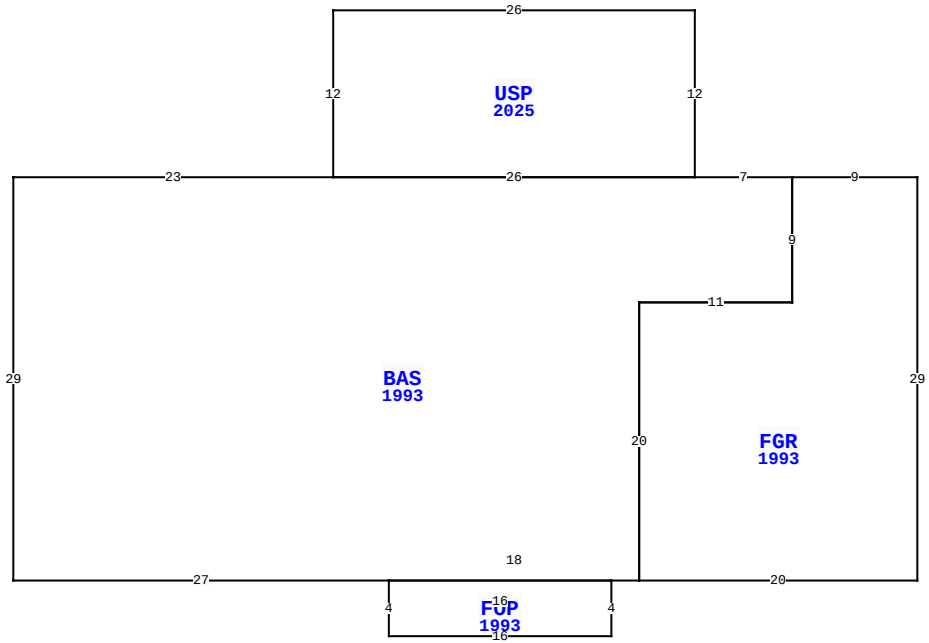
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	171,549
FGR	481	55	1993	265	32,379
FOP	64	30	1993	19	2,322
USP	312	30	2025	94	11,486
TOTALS	2,261			1,782	217,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,782	99.0000	130.68	232,872	1990	2010	0	0	0	6.50	93.50

1 SNGL FAM – 0% - 2025 Heated Area: 1404 HX Base Yr



54013 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	217,735
TOTAL MARKET OB/XF VALUE	19,134
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	296,869
SOH/AGL Deduction	0
ASSESSED VALUE	296,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,869
TOTAL JUST VALUE	296,869
NCON VALUE	47,001
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2749/255	10/25/2024	WD	Q	I	01	356,000
GRANTOR: DAVIS DEBRA						
GRANTEE: HOWARD JOHN & JOSEP						
1218/1221	3/29/2004	WD	U	I	07	100
GRANTOR: SAPP LOUISE						
GRANTEE: DAVIS MICHAEL & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-9,0] W7 W26 W23 S29 E27 E18 N20 E11 N9 $
FGR=[YR=1993;ORIG=0,0] W9 S9 W11 S20 E20 N29 $
FOP=[YR=1993;ORIG=-38,29] S4 E16 N4 W16 $
USP=[YR=2025;ORIG=-42,0] E26 N12 W26 S12 $
.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	0	0	0	1,704.00	SF	4.00	4.00	100	1990	1990	3	57	3,885	
4	0476	VF 6 SBPL	0	0	0	0	72.00	LF	32.00	32.00	100	2000	2000	3	48	1,106	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	210.00	210.00	100	2000	2000	3	48	101	
6	0855	CONC PAVER	0	0	0	0	345.00	SF	10.00	10.00	100	2025	2023		100	3,450	
7	1242	WD DECK A	0	0	0	0	280.00	SF	10.00	10.00	100	2025	2023		97	2,716	
8	0476	VF 6 SBPL	0	0	0	0	28.00	LF	32.00	32.00	100	2025	2018		92	824	
9	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2025	2018		92	552	
10	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2025	2023		97	4,190	

LAND DESCRIPTION

TOTAL OB/XF 19,134

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	0	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 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS