LOT 43
IN OR 2540/1050
DEERFIELD ACRES PB 5/299

MILLER WILLIAM M
54185 JAMIE DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-0340-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

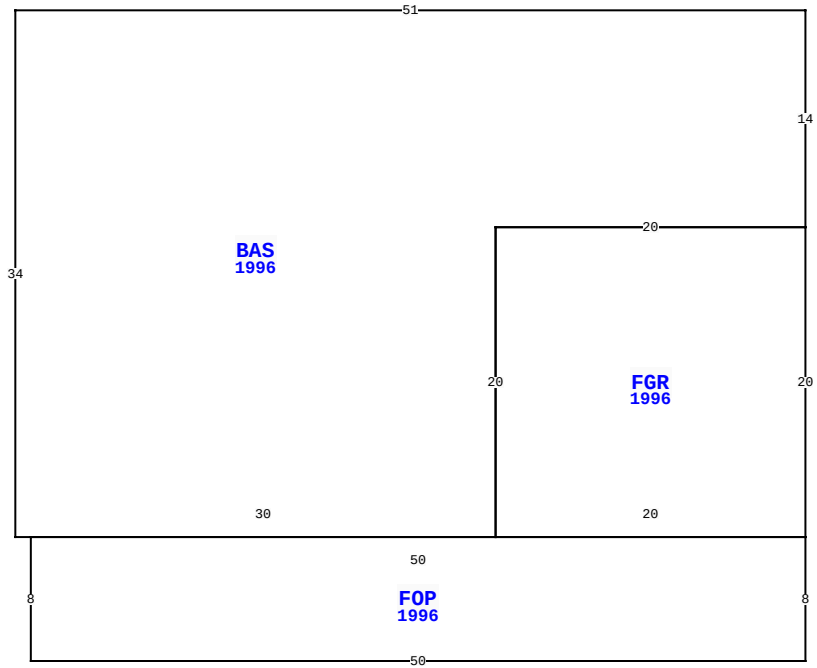
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,334	100	1996	1,334	137,676
FGR	400	55	1996	220	22,705
FOP	400	30	1996	120	12,385
TOTALS	2,134			1,674	172,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	130.6400	130.64	218,691	1996	1996	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1334 HX Base Yr 2015



54185 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		172,766
TOTAL MARKET OB/XF VALUE		15,548
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		248,314
SOH/AGL Deduction		102,442
ASSESSED VALUE		145,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,150
TOTAL JUST VALUE		248,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602890	NEW CONSTR	72,500	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/1050	2/11/2022	SW	U	I	11	100
GRANTOR: MILLER WILLIAM M						
GRANTEE: MILLER WILLIAM M						
2151/1762	10/14/2017	QC	U	I	11	100
GRANTOR: MILLER KRISTI L						
GRANTEE: MILLER WILLIAM M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W51 S34 E1 FOP=[YR=1996] S8 E50 N8
FGR=[YR=1996] N20 W20 S20 E20 $ W50$ E30 N20 E20 N14$.

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	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	1,419.00	SF	5.20	5.20	100	1997	1997	3	72	5,313	
3	0476	VF 6 SBPL	0	100	0	0	250.00	LF	32.00	32.00	100	2024	2018		92	7,360	
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2024	2018		20	180	

LAND DESCRIPTION

TOTAL OB/XF 15,548

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 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