LOT 44
IN OR 1779/1451
DEERFIELD ACRES PB 5/299

HOGAN LARRY R
54215 JAMIE DR
CALLAHAN, FL 32011

2025

37-1N-25-0340-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 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

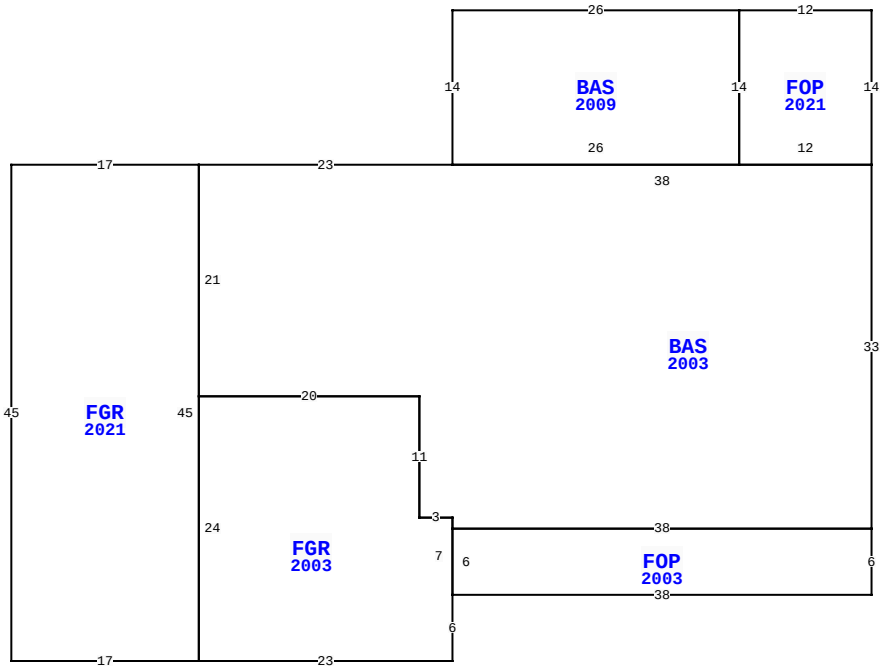
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	2003	1,770	181,035
BAS	364	100	2009	364	37,230
FGR	519	55	2003	285	29,150
FGR	765	55	2021	421	43,059
FOP	228	30	2003	68	6,955
FOP	168	30	2021	50	5,114
TOTALS	3,814			2,958	302,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,958	121.3963	121.40	359,101	2003	2003	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2018 Heated Area: 2134 HX Base Yr 2018



54215 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		302,543
TOTAL MARKET OB/XF VALUE		70,174
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		432,717
SOH/AGL Deduction		110,166
ASSESSED VALUE		322,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,829
TOTAL JUST VALUE		432,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001157	SWIM POOL	37,500	03/01/2017
B26054	ADDITION	2,300	05/01/2012
E9883	NEW CONSTR	1,500	07/01/2002
B9567	NEW CONSTR	131,059	04/01/2002
R4045	REPAIR/RRF	2,000	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1779/1451	2/17/2012	QD	U	I	30	160,000
GRANTOR: DOWNS JOSEPH H						
GRANTEE: HOGAN LARRY R						
1041/0885	3/05/2002	WD	Q	V		19,500
GRANTOR: R A P INVESTMENTS INC						
GRANTEE: DOWNS JOSEPH H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W12 BAS=[YR=2009] W26 S14 BAS=[YR=2003] W23 FGR=[YR=2021] W17 S45 E17 FGR=[YR=2003] E23 N6 FOP=[YR=2003] E38 N6 W38 S6$ N7 W3 N11 W20 S24$ N45$ S21 E20 S11 E3 S1 E38 N33 W38$ E26N14$ S14 E12 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	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,104.00	SF	4.00	4.00	100	2003	2003	3	82	3,621	
3	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2003	2003	3	82	768	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2008	2008	3	31	1,339	
5	0812	CONCRETE C	0	100	0	0	2,025.00	SF	4.00	4.00	100	2012	2012	3	92	7,452	
6	0476	VF 6 SBPL	0	100	0	0	40.00	LF	32.00	32.00	100	2012	2012	3	81	1,037	
7	0861	POOL GUNIT	0	100	0	0	630.00	SF	85.00	85.00	100	2017	2017	3	81	43,376	
8	0845	KOOL DECK	0	100	0	0	920.00	SF	7.25	7.25	100	2017	2017	3	96	6,403	
9	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2013	2013	3	55	3,168	

LAND DESCRIPTION

TOTAL OB/XF 70,174

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 05/13/2022 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS