LOT 47
IN OR 2145/196
DEERFIELD ACRES PB 5/299

GREEN CHRISTINA/MCDOWELL ERNEST
54291 JAMIE DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-0340-0047-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

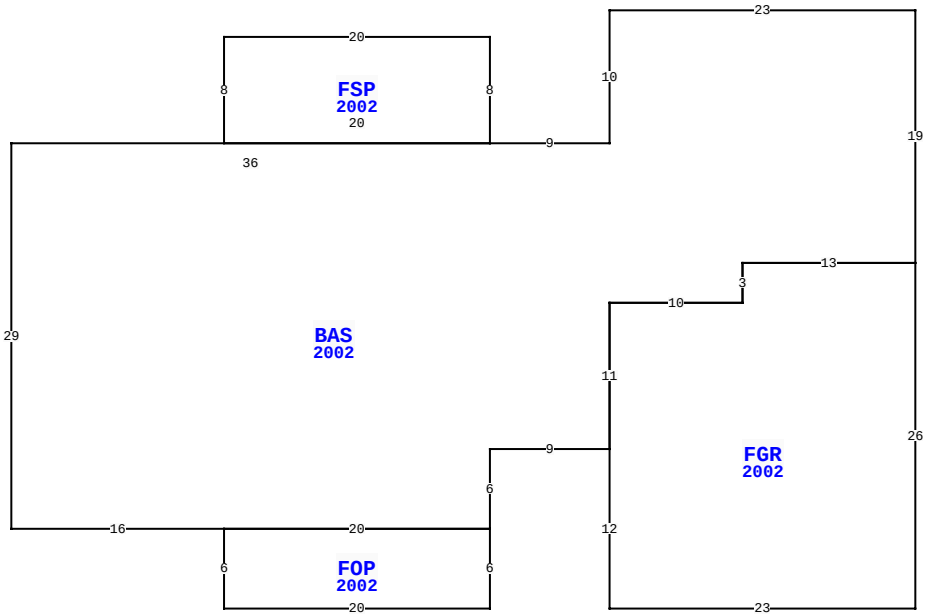
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	2002	1,718	181,066
FGR	568	55	2002	312	32,883
FOP	120	30	2002	36	3,794
FSP	160	40	2002	64	6,745
TOTALS	2,566			2,130	224,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	126.2240	126.22	268,849	2002	2002	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1718 HX Base Yr 2018



54291 JAMIE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		224,489
TOTAL MARKET OB/XF VALUE		4,784
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		289,273
SOH/AGL Deduction		101,115
ASSESSED VALUE		188,158
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		132,436
TOTAL JUST VALUE		289,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9646	XFOB	4,752	04/01/2002
B018964	NEW CONSTR	129,776	12/01/2001
E018666	NEW CONSTR	2,000	12/01/2001
5423	H/AC	3,000	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2145/0196	8/31/2017	SW	U	I	11	100
GRANTOR: MCDOWELL ERNEST						
GRANTEE: MCDOWELL ERNEST & C						
0979/0634	4/04/2001	WD	Q	V		19,500
GRANTOR: R A P INVESTMENTS INC						
GRANTEE: MCDOWELL ERNEST & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 S10 W9 FSP=[YR=2002] N8 W20 S8 E20$ W36 S29 E16 FOP=[YR=2002] S6 E20 N6 W20$ E20 N6 E9 FGR=[YR=2002] S12 E23 N26 W13 S3 W10 S11$ N11 E10 N3 E13 N19$.

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	1,495.00	SF	4.00	4.00	100	2002	2002	3	80	4,784	

LAND DESCRIPTION

TOTAL OB/XF 4,784

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