

LOT 48
IN OR 1968/1793
DEERFIELD ACRES PB 5/299

WILSON ROBERT & KAREN L/E/
54309 JAMIE DR
CALLAHAN, FL 32011

2025

37-1N-25-0340-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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

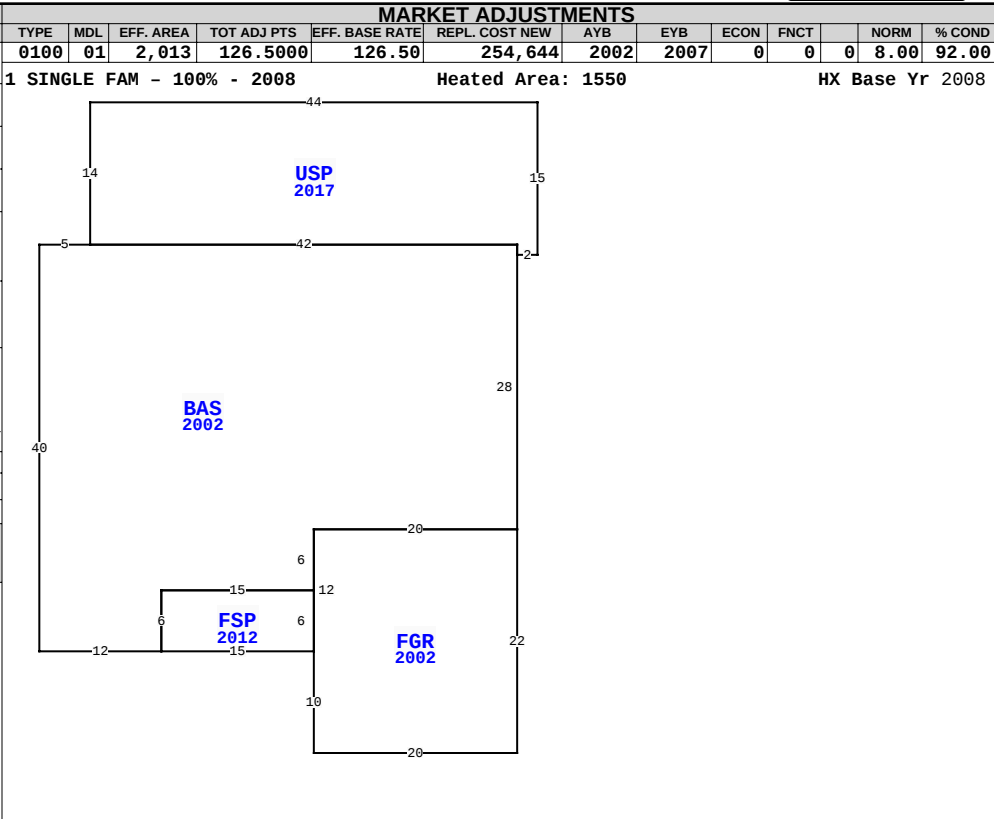
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	2002	1,550	180,389
FGR	440	55	2002	242	28,164
FSP	90	40	2012	36	4,190
USP	618	30	2017	185	21,531

TOTALS	2,698			2,013	234,272
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	947.00	SF	5.20
2	0812	CONCRETE C	0	100	0	0	1,816.00	SF	4.00
3	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00
4	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	752.00	SF	7.25
6	0910	SCRN RM L	0	100	0	0	1,116.00	SF	15.00
7	0351	CARPORT MT	0	100	35	20	700.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2002	2002	3	80	3,940	
100	2007	2007	3	87	6,320	
100	2007	2007	3	44	7,700	
100	2015	2015	3	75	23,205	
100	2015	2015	3	95	5,179	
100	2015	2015	3	65	10,881	
100	2024	2018		78	5,460	

TOTAL OB/XF									
62,685									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		234,272	
TOTAL MARKET OB/XF VALUE		62,685	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		356,957	
SOH/AGL Deduction		137,703	
ASSESSED VALUE		219,254	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		163,532	
TOTAL JUST VALUE		356,957	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,378	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005450	REPAIR/RRF	11,000	06/01/2019
18008178	CARPORT	15,487	10/01/2018
B1429097	SCRNENCL	21,410	07/01/2014
B20122	ADDITION	5,376	06/01/2007
B9448	NEW CONSTR	116,000	03/01/2002
E9390	TEMP POLE	2,500	03/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1968/1793	2/20/2015	QC	U	I	11
GRANTOR: WILSON ROBERT & KAREN					
GRANTEE: WILSON ROBERT & KAR					
1963/1386	2/20/2015	QC	U	I	11
GRANTOR: WILSON ROBERT & KAREN					
GRANTEE: WILSON ROBERT & KAR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2017] W44 S14 BAS=[YR=2002] W5 S40 E12 FSP=[YR=2012] E15 FGR=[YR=2002] S10 E20 N22 W20 S12\$ N6 W15 S6\$ N6 E15 N6 E20 N28 W42\$ E42 S1 E2 N15\$.									