LOT 49
IN OR 1264/70
DEERFIELD ACRES PB 5/299

CARTRETTE TODD W & PAMELA E
54337 JAMIE DR
CALLAHAN, FL 32011

2025

37-1N-25-0340-0049-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

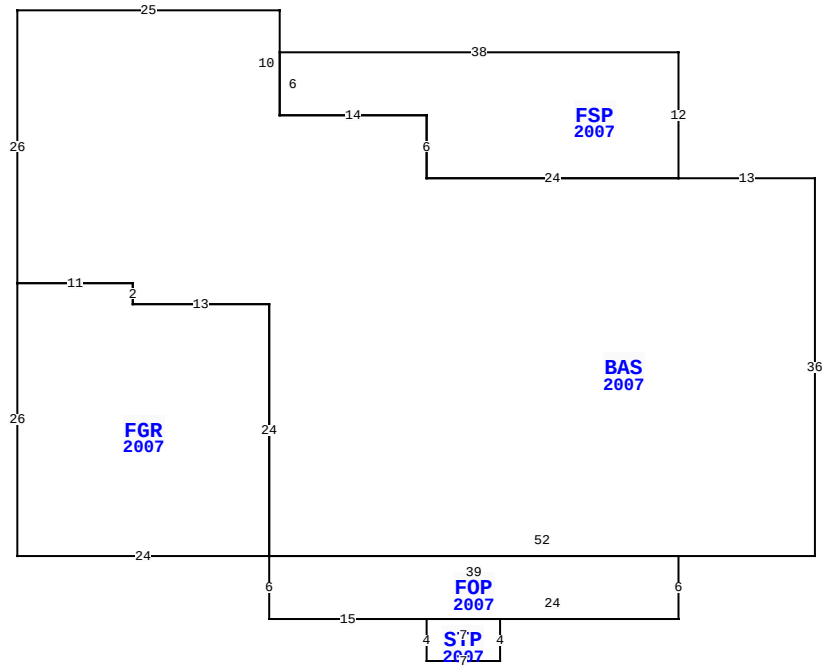
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,622	100	2007	2,622	317,837
FGR	598	55	2007	329	39,881
FOP	234	30	2007	70	8,485
FSP	372	40	2007	149	18,061
STP	28	10	2007	3	363
TOTALS	3,854			3,173	384,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,173	99.8200	131.76	418,074	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2008 Heated Area: 2622 HX Base Yr 2008



54337 JAMIE DR, CALLAHAN

BLD DATE	08/17/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		384,628
TOTAL MARKET OB/XF VALUE		42,036
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		486,664
SOH/AGL Deduction		235,913
ASSESSED VALUE		250,751
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,029
TOTAL JUST VALUE		486,664
NCON VALUE		10,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010412	20 X 50 POLE BARN	32,430	09/10/2024
M12262	MECH OTHER	0	11/01/2006
E17785	ELEC OTHER	2,000	08/01/2006
C18268	CO ISSUED	0	07/01/2006
B18268	NEW CONSTR	251,394	07/01/2006
P11384	OTHER	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/0070	10/06/2004	WD	Q	V		20,000
GRANTOR: SCAFF JULIAN						
GRANTEE: CARTRETTE TODD & PA						
1215/0583	3/15/2004	WD	Q	V		30,000
GRANTOR: R A P INVESTMENTS INC						
GRANTEE: SCAFF JULIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 FSP=[YR=2007] N12 W38 S6 E14 S6 E24$ W24 N6 W14 N10 W25 S26 FGR=[YR=2007] S26 E24 N24 W13 N2 W11$ E11 S2 E13 S24 FOP=[YR=2007] S6 E15 STP=[YR=2007] S4 E7 N4 W7$ E24 N6 W39$ E52 N36$.

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	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	2,222.00	SF	4.00	4.00	100	2007	2007	3	87	7,733	
3	0861	POOL GUNIT	0	100	0	0	415.00	SF	85.00	85.00	100	2007	2007	3	44	15,521	
4	0845	KOOL DECK	0	100	0	0	780.00	SF	7.25	7.25	100	2007	2007	3	87	4,920	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	18.30	18.30	100	2007	2007	3	27	712	
6	0680	POLE SHED	0	100	50	20	1,000.00	SF	10.00	10.00	100	2025	2024		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 42,036

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 12/13/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS