LOT 53
DEERFIELD ACRES PB 5/299

MALMBERG DAVID ROBIN & SHERYL MARIE
54190 JESSICA PL
CALLAHAN, FL 32011

2025

37-1N-25-0340-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

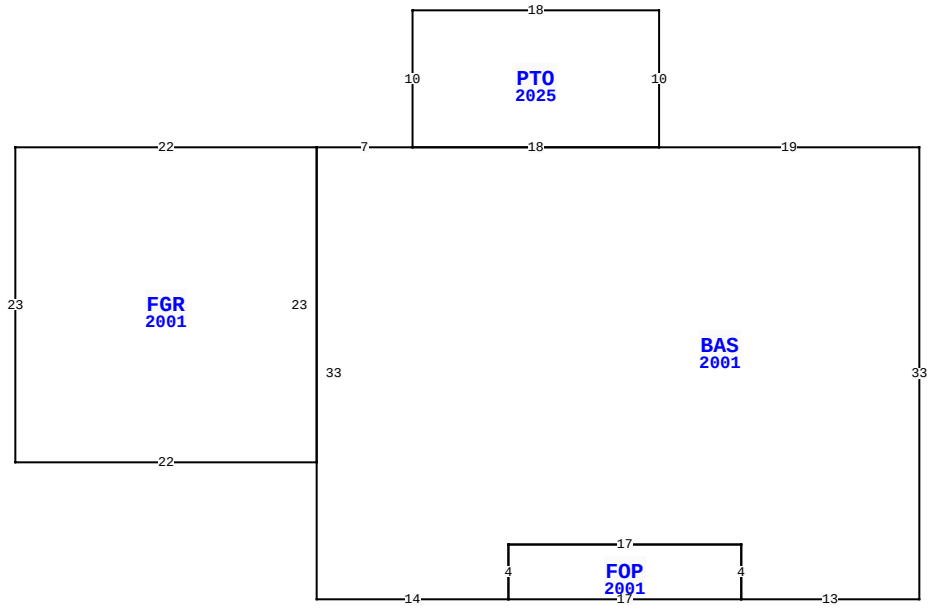
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	2001	1,384	180,683
FGR	506	55	2001	278	36,293
FOP	68	30	2001	20	2,611
PTO	180	5	2025	9	1,175
TOTALS	2,138			1,691	220,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,691	99.9000	131.87	222,992	2001	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2025 Heated Area: 1384 HX Base Yr 2025



54190 JESSICA PL, 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		220,762
TOTAL MARKET OB/XF VALUE		13,828
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		294,590
SOH/AGL Deduction		0
ASSESSED VALUE		294,590
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,868
TOTAL JUST VALUE		294,590
NCON VALUE		15,054
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007490	NEW CONSTR	75,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2755/1229	12/03/2024	WD	Q	I	01	365,000
GRANTOR: PUNANCY BRIAN RICARDO						
GRANTEE: MALMBERG DAVID ROBI						
2537/1094	1/24/2022	WD	Q	I	01	312,000
GRANTOR: OUTLER MATTHEW B						
GRANTEE: PUNANCY BRIAN RICAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W19 W18 W7 S33 E14 N4 E17 S4 E13 N33 $
FGR=[YR=2001;ORIG=-44,0] W22 S23 E22 N23 $
FOP=[YR=2001;ORIG=-30,33] E17 N4 W17 S4 $
PTO=[YR=2025;ORIG=-37,0] E18 N10 W18 S10 $
.

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	1,610.00	SF	4.00	4.00	100	2001	2001	3	79	5,088	
2	0476	VF 6 SBPL	0	100	0	0	197.00	LF	32.00	32.00	100	2024	2022		98	6,178	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2024	2022		98	882	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2001		84	1,680	

LAND DESCRIPTION

TOTAL OB/XF 13,828

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