TRACT 22
IN OR 1750/669
NASSAU VILLAGE WEST PB 5/23

ROWE ANDREW JACKSON
54012 DEBBIE CT
CALLAHAN, FL 32011

2025

37-1N-25-299F-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

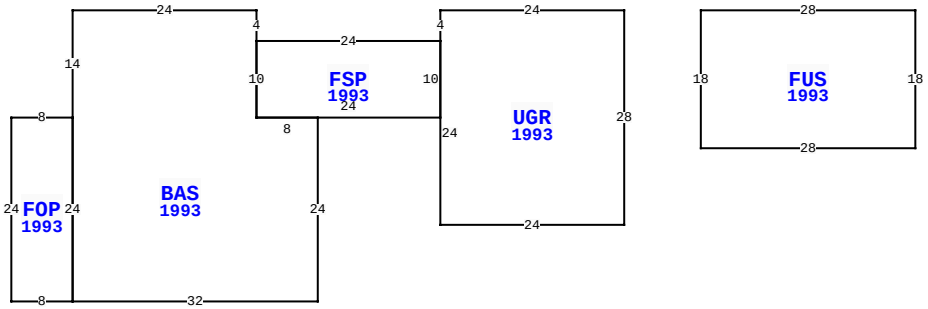
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	104,970
FOP	192	30	1993	58	5,515
FSP	240	40	1993	96	9,128
FUS	504	100	1993	504	47,921
UGR	672	45	1993	302	28,715
TOTALS	2,712			2,064	196,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,064	115.2480	115.25	237,876	1984	1989	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1608 HX Base Yr 2012



54012 DEBBIE CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		196,248
TOTAL MARKET OB/XF VALUE		911
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		247,159
SOH/AGL Deduction		121,088
ASSESSED VALUE		126,071
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,349
TOTAL JUST VALUE		247,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1750/0669	7/28/2011	WD	U	I	11	85,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: ROWE ANDREW JACKSON						
1734/0326	3/17/2011	WD	U	I	12	111,697
GRANTOR: RUTLAND WILLIAM GEORG						
GRANTEE: VYSTAR CREDIT UNION						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 S4 FSP=[YR=1993] W24 BAS=[YR=1993] N4 W24 S14 FOP=[YR=1993] W8 S24 E8 N24$ S24 E32 N24 W8 N10 $S10 E24 N10$ S24 E24 N28$ PTR=E10 FUS=[YR=1993] E28 S18 W28 N18$ W10$.

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	0810	CONCRETE A	0	100	3	114	342.00	SF	6.50	6.50	100	1984	1984	3	41	911	

LAND DESCRIPTION

TOTAL OB/XF 911

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		RM	150.00	291.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/22/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS