TRACT 96
IN OR 1184/1696
NASSAU VILLAGE WEST PB 5/23

DETTY DAPHNE & CHARLES
54072 JENELLE CT
CALLAHAN, FL 32011

2025

37-1N-25-299F-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

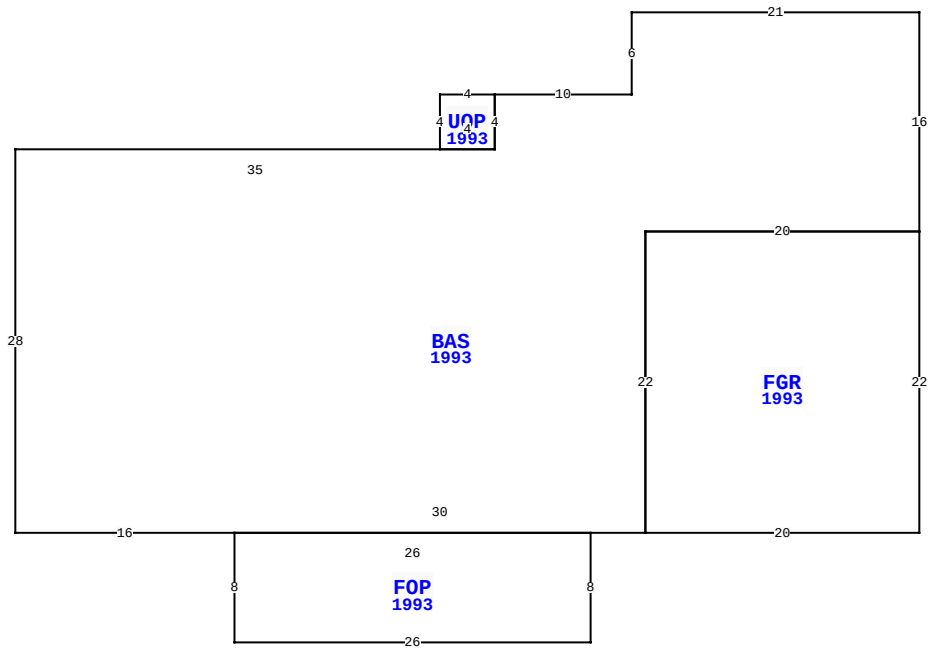
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,658	100	1993	1,658	149,688
FGR	440	55	1993	242	21,849
FOP	208	30	1993	62	5,598
UOP	16	20	1993	3	271
TOTALS	2,322			1,965	177,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	107.8000	107.80	211,827	1987	1987	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 2004 Heated Area: 1658 HX Base Yr 2004



54072 JENELLE CT, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		177,405
TOTAL MARKET OB/XF VALUE		3,326
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		230,731
SOH/AGL Deduction		104,677
ASSESSED VALUE		126,054
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,332
TOTAL JUST VALUE		230,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327480	CARPORT	16,817	07/01/2013
4261	N/A	60,703	07/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/1696	10/30/2003	WD	Q	I		141,900
GRANTOR: BECK LARRY J & JOYCE						
GRANTEE: DETTY DAPHNE & CHAR						
0347/0404	10/01/1981	WD	U	I		3,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S6 W10 UOP=[YR=1993] W4 S4 E4 N4$ S4 W35 S28 E16 FOP=[YR=1993] S8 E26 N8 W26$ E30 FGR=[YR=1993] E20 N22 W20 S22$ N22 E20 N16$.

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	20	9	180.00	SF	6.50	6.50	100	1987	1987	3	49.5	579	
2	0812	CONCRETE C	0	100	0	0	1,205.00	SF	4.00	4.00	100	1990	1990	3	57	2,747	

LAND DESCRIPTION

TOTAL OB/XF 3,326

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	0005	RM	160.00	272.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS