BLOCK 9 LOT 17
SHEFFIELD VILLAGE PG 5/28 & 29

VAN HARN MEGGAN RAE
54197 JEANNIE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0009-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

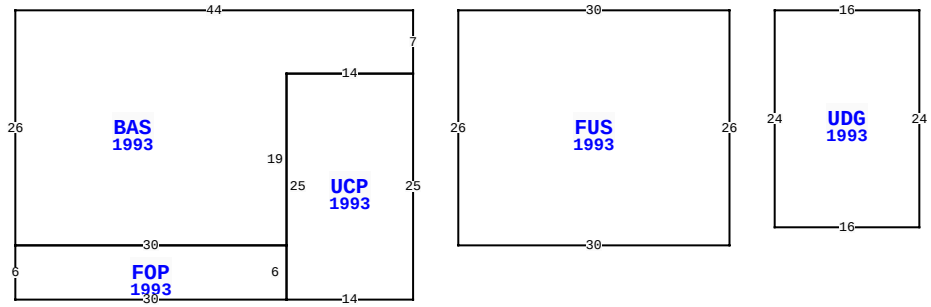
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	878	100	1993	878	119,354
FOP	180	30	1993	54	7,341
FUS	780	100	1993	780	106,032
UCP	350	20	1993	70	9,516
UDG	384	55	1993	211	28,683
TOTALS	2,572			1,993	270,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,993	108.9760	143.85	286,693	1992	2012	0	0	0	5.50	94.50

1 SNGL FAM – 0% - 2025 Heated Area: 1658 HX Base Yr



54197 JEANNIE RD, 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	270,925
TOTAL MARKET OB/XF VALUE	336
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	321,261
SOH/AGL Deduction	0
ASSESSED VALUE	321,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,261
TOTAL JUST VALUE	321,261
NCON VALUE	65,271
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005112	REPAIR/RRF	8,700	06/12/2020
4061	H/AC	2,000	01/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2778/1355	4/01/2025	WD	Q	I	01	375,000
GRANTOR: DARAGJATI REZART						
GRANTEE: VAN HARN MEGGAN RAE						
2731/846	7/31/2024	WD	U	I	37	140,000
GRANTOR: GOLEX PROPERTIES LLC						
GRANTEE: DARAGJATI REZART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W44 S26 E30 N19 E14 N7 $
FUS=[YR=1993;ORIG=5,0] E30 S26 W30 N26 $
UDG=[YR=1993;ORIG=40,0] E16 S24 W16 N24 $
UCP=[YR=1993;ORIG=-14,32] E14 N25 W14 S25 $
FOP=[YR=1993;ORIG=-44,26] S6 E30 N6 W30 $
.

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	1242	WD DECK A	0	0	14	12	168.00	SF	10.00	10.00	100	1998	1998	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 336

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/09/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS