LOT 2
DEERFIELD ACRES PB 5/299

WILLIAMS TIMOTHY
54044 JAMIE DRIVE
CALLAHAN, FL 32011-4678

2026

37-1N-25-0340-0002-0000

BUILDING CHARACTERISTICS

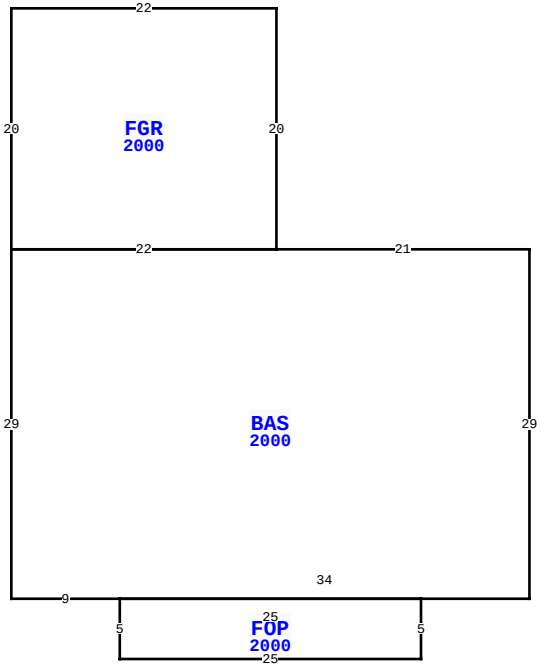
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,247	100	2000	1,247	152,154
FGR	440	55	2000	242	29,528
FOP	125	30	2000	38	4,637
TOTALS	1,812			1,527	186,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,527	132.4317	139.05	212,329	2000	2000	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2001 Heated Area: 1247 HX Base Yr 2001



54044 JAMIE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	186,319
TOTAL MARKET OB/XF VALUE	2,835
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	229,154
SOH/AGL Deduction	93,924
ASSESSED VALUE	135,230
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	83,819
TOTAL JUST VALUE	229,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996373	NEW CONSTR	69,979	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/1902	3/04/2023	QC	U	I	11	100
GRANTOR: WILLIAMS TIMOTHY & ST						
GRANTEE: WILLIAMS TIMOTHY						
0915/0213	1/12/2000	WD	Q	I		101,500
GRANTOR: FOWLER SHARON						
GRANTEE: WILLIAMS TIMOTHY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W21 FGR=[YR=2000] N20 W22 S20 E22 $ W22 S29 E9 FOP=[YR=2000] S5 E25 N5 W25 $ E34 N29 $.

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	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	40,000.00	40,000.00	40,000							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS