LOT 10
DEEFFIELD ACRES PB 5/299

SHELTON SELENA W & AARON D
54206 JAMIE DRIVE
CALLAHAN, FL 32011

2026

37-1N-25-0340-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

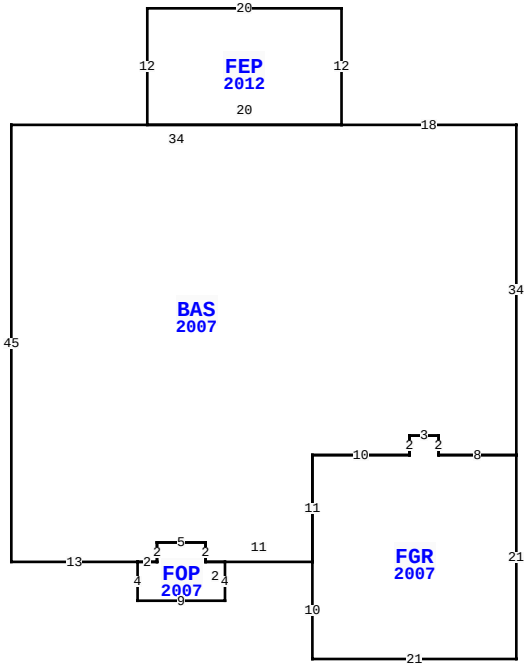
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,093	100	2007	2,093	350,221
FEP	240	80	2012	192	32,127
FGR	447	55	2007	246	41,163
FOP	46	30	2007	14	2,342
TOTALS	2,826			2,545	425,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,545	128.0640	178.01	453,035	2007	2017	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2022 Heated Area: 2093 HX Base Yr



54206 JAMIE DR, CALLAHAN

BLD DATE	11/06/2007	DJ	LGL DATE	
XF DATE			LAND DATE	05/01/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		425,853
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		465,853
SOH/AGL Deduction		11,326
ASSESSED VALUE		454,527
TOTAL EXEMPTION VALUE	13	454,527
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		465,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13217	MECH OTHER	0	08/01/2007
C20111	CO ISSUED	0	06/01/2007
B20111	NEW CONSTR	179,982	06/01/2007
E19499	ELEC OTHER	3,500	06/01/2007
P12515	OTHER	0	06/01/2007
R10493	REPAIR/RRF	2,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/1272	11/08/2021	WD	Q	I	01	390,000
GRANTOR: MIZELL KATHY						
GRANTEE: SHELTON SELENA W &						
1541/0523	12/17/2007	WD	Q	I		204,500
GRANTOR: GUINN JOHN						
GRANTEE: MIZELL KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FEP=[YR=2012] N12 W20 S12 E20$ W34 S45 E13 FOP=[YR=2007] S4 E9 N4 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E11 FGR=[YR=2007] S10 E21 N21 W8 N2 W3 S2 W10 S11$ N11 E10 N2 E3 S2 E8 N34$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS