

**DI MAGGIO JOEL & MARIA**  
54139 JESSICA PLACE  
CALLAHAN, FL 32011

**37-1N-25-0340-0030-0000**

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80

Exterior Wall20FACE BRICK 20

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories1. 1. 100

Units0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8027.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,641            | 100         | 1996 | 1,641        | 174,408              |
| FGR       | 484              | 55          | 1996 | 266          | 28,271               |
| FOP       | 15               | 30          | 1996 | 4            | 425                  |
| UOP       | 120              | 20          | 2024 | 24           | 2,551                |

TOTALS2,2601,935205,654

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 |  |
|-----|------------|-------------|---------|-----|---|-------|------|-------|----------------|-----------|---------|-------------|------|--------|-----------------|-------|--|
| 1   | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 0     | 1.00 | UT    | 3,500.00       | 3,500.00  | 100     | 1996        | 1996 | 3      | 76              | 2,660 |  |

54139 JESSICA PL, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/01/2026

MLU

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,935120.1382126.15244,100199619960015.7584.25

1 SINGLE FAM 100% - 1997

Heated Area: 1641

HX Base Yr 1997

The diagram shows a large rectangular building footprint labeled 'BAS 1996' with dimensions 41 by 28. To its right is a smaller rectangle labeled 'FOP 1996' with dimensions 5 by 3. Below the main footprint is another rectangle labeled 'FGR 1996' with dimensions 22 by 22. A small square labeled 'UOP 2024' with dimensions 12 by 12 is located above the 'FOP 1996' footprint.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

205,654

TOTAL MARKET OB/XF VALUE

2,660

TOTAL LAND VALUE - MARKET

40,000

TOTAL MARKET VALUE

248,314

SOH/AGL Deduction

108,838

ASSESSED VALUE

139,476

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

88,065

TOTAL JUST VALUE

248,314

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

263,053

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

0745/1119

12/04/1995

WD

Q

V

12,800

GRANTOR:RAP INV INC & APEX CO

GRANTEE:DI MAGGIO JOEL & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W21 W41 S28 E22 N2 N3 E5 S3 E35 N26 \$

FGR=[YR=1996;ORIG=-62,28] S22 E22 N22 W22 \$

FOP=[YR=1996;ORIG=-40,26] E5 N3 W5 S3 \$

UOP=[YR=2024;ORIG=-33,0] E12 N10 W12 S10 \$

.

LAND DESCRIPTION

TOTAL OB/XF2,660

| 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 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