LOT 38
DEERFIELD ACRES PB 5/299

FLORES ANDREA J & MIGUEL JR
54019 JESSICA PL
CALLAHAN, FL 32011

**2026**

**37-1N-25-0340-0038-0000**

## BUILDING CHARACTERISTICS

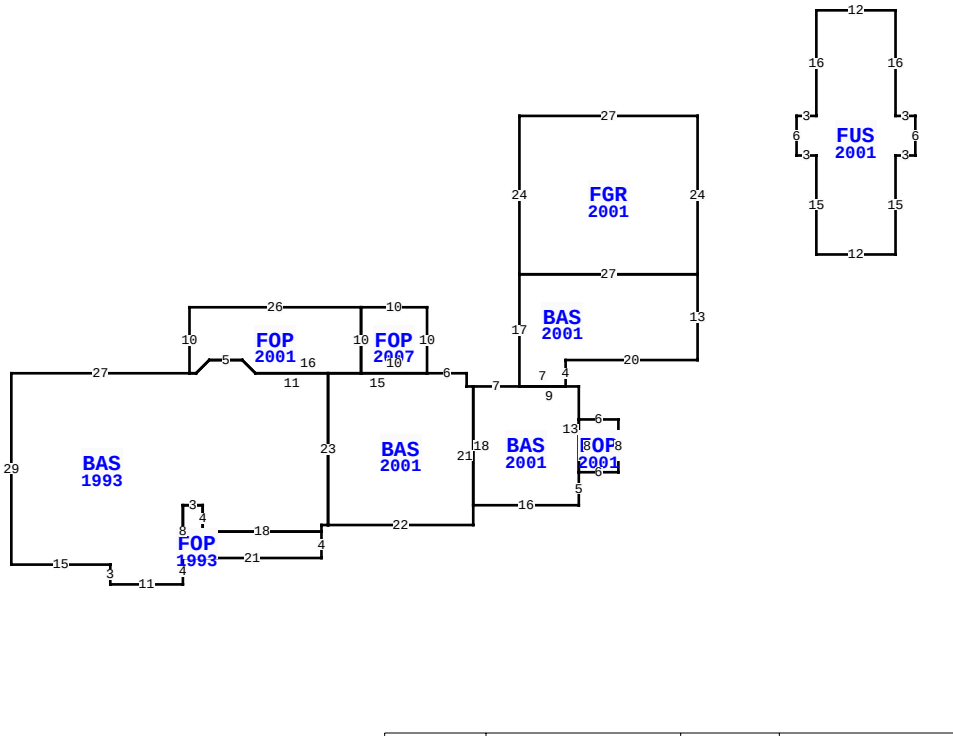
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 1,316 | 100 | 1993 | 1,316 | 174,597 |
| BAS | 288 | 100 | 2001 | 288 | 38,210 |
| BAS | 379 | 100 | 2001 | 379 | 50,283 |
| BAS | 504 | 100 | 2001 | 504 | 66,867 |
| FGR | 648 | 55 | 2001 | 356 | 47,232 |
| FOP | 96 | 30 | 1993 | 29 | 3,847 |
| FOP | 48 | 30 | 2001 | 14 | 1,857 |
| FOP | 246 | 30 | 2001 | 74 | 9,818 |
| FOP | 100 | 30 | 2007 | 30 | 3,980 |
| FUS | 480 | 100 | 2001 | 480 | 63,683 |
| TOTALS | 4,105 | | | 3,470 | 460,374 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,470 | 120.8236 | 167.94 | 582,752 | 1992 | 1996 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SNGL FAM 100% - 2024 Heated Area: 2967 HX Base Yr




54019 JESSICA PL, 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 | | 460,374 |
| TOTAL MARKET OB/XF VALUE | | 44,880 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 545,254 |
| SOH/AGL Deduction | | 38,683 |
| ASSESSED VALUE | | 506,571 |
| TOTAL EXEMPTION VALUE | 13 | 506,571 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 545,254 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 518,628 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B985238 | NEW CONSTR | 52,560 | 08/01/1998 |
| E940881 | SWIM POOL | 900 | 04/01/1994 |
| 7751 | NEW CONSTR | 57,146 | 01/06/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2495/0678 | 9/08/2021 | WD | Q | I | 01 | 450,000 |
| GRANTOR: WALKER BETHJAMIE Z ET | | | | | | |
| GRANTEE: FLORES ANDREA J & M | | | | | | |
| 2488/1465 | 8/12/2021 | FJ | U | I | 11 | 0 |
| GRANTOR: WALKER RICHARD K EST | | | | | | |
| GRANTEE: WALKER BETHJAMIE Z | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2001] W27 S24 BAS=[YR=2001] S17 BAS=[YR=2001] W7 BAS=[YR=2001] W1 N2 W6 FOP=[YR=2007] N10 W10 FOP=[YR=2001] W26 S10 BAS=[YR=1993] W27 S29 E15 S3 E11 N4 FOP=[YR=1993] E21 N4 W18 N4 W3 S8 $ N8 E3 S4 E18 N1 E1 N23 W11 U2 L2 W5 L2 D2 W1$ E1 U2 R2 E5 R2 D2 E16 N10$ S10 E10$ W15 S23 E22 N21$ S18 E16 N5 FOP=[YR=2001] E6 N8 W6 S8$ N13 W9 $ E7 N4 E20 N13 W27$ E27 N24$ PTR= E15 FUS=[YR=2001] E3 N16 E12 S16 E3 S6 W3 S15 W12 N15 W3 N6 $ W15 $ .

## 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 | 1992 | 1992 | 3 | 68 | 2,380 | |
| 2 | 0860 | POOL/SPA | 0 | 100 | 15 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 1994 | 1994 | 04 | 85 | 42,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 44,880

| 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