

LOT 50
IN OR 1352/1190
DEERFIELD ACRES PB 5/299

ARMSTRONG DEBRA M
54393 JAMIE DR
CALLAHAN, FL 32011-7628

2026

37-1N-25-0340-0050-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy		00 NONE 100			
Quality	03	Quality Level 03			
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	1,993	100	2006	1,993	257,280
FGR	486	55	2006	267	34,468
FOP	108	30	2006	32	4,131
FOP	135	30	2006	40	5,164
FUS	280	100	2006	280	36,146
UCP	285	20	2013	57	7,358
USP	198	30	2013	59	7,617
TOTALS	3,485			2,728	352,163

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,728	102.3360	142.25	388,058	2006	2006	0	0	0	9.25	90.75
1 SNGL FAM		100% - 2007			Heated Area: 2273				HX Base Yr 2007			
USP 2013 UCP 2013 FOP 2006 BAS 2006 FGR 2006 FUS 2006												
BLD DATE				LGL DATE				ML				
XF DATE				LAND DATE				05/01/2026				

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE				352,163				
TOTAL MARKET OB/XF VALUE				1,760				
TOTAL LAND VALUE - MARKET				40,000				
TOTAL MARKET VALUE				393,923				
SOH/AGL Deduction				197,528				
ASSESSED VALUE				196,395				
TOTAL EXEMPTION VALUE				HX HB		51,411		
BASE TAXABLE VALUE				144,984				
TOTAL JUST VALUE				393,923				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				405,822				
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