

TRACT 108  
IN OR 1575/1749  
NASSAU VILLAGE WEST PB 5/23

STRICKLAND JOHNNIE SR & BETTY  
54001 JENELLE COURT  
CALLAHAN, FL 32011

2026

37-1N-25-299F-0108-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 12  | CEDAR 50       |
| Exterior Wall            | 20  | FACE BRICK 50  |
| Roof Structure           | 07  | GAMBREL 100    |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 90      |
| Interior Floor           | 08  | SHT VINYL 10   |
| 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            |
| BUD8 Adjustme            | 06  | DIST 1D 100    |
| Occupancy                | 00  | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8026.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,316            | 100         | 1993 | 1,316        | 114,496              |
| FEP       | 136              | 80          | 2012 | 109          | 9,483                |
| FGR       | 336              | 55          | 1993 | 185          | 16,096               |
| FOP       | 165              | 30          | 1993 | 50           | 4,350                |
| FUS       | 660              | 100         | 1993 | 660          | 57,422               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,613 |  |  | 2,320 | 201,848 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |          |       |
|----------------|------------|-------------|---------|----|----|--------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | NOTES |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 9  | 9  | 81.00  | SF | 30.00    |       |
| 2              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 |       |
| 3              | 0351       | CARPORT MT  | 0 100   | 24 | 24 | 576.00 | SF | 10.00    |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0006 | RM       | 175.00 | 290.00 | 1.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 06/08/2026 | BY | TW |
|-------------|------------|----|----|

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0100 | 01  | 2,320     | 108.2900    | 113.70         | 263,784        | 1986 | 1986 | 0    | 0    | 0 23.48 | 76.52  |

1 SINGLE FAM 100% - 2025

Heated Area: 1976

HX Base Yr

The diagram shows a floor plan with the following rooms and dimensions:

- BAS 1993**: Main living area, dimensions 44 (left), 23 (top), 33 (bottom), 5 (right).
- FEP 2012**: Entry area, dimensions 13 (left), 10 (top), 16 (right), 8 (bottom).
- FGR 1993**: Kitchen area, dimensions 14 (top), 24 (right), 28 (left), 14 (bottom).
- FUS 1993**: Dining area, dimensions 33 (top), 20 (left), 33 (bottom), 20 (right).
- FOP 1993**: Porch area, dimensions 33 (top), 5 (right).

|                            |          |           |            |     |
|----------------------------|----------|-----------|------------|-----|
| 54001 JENELLE CT, CALLAHAN | BLD DATE | LGL DATE  | 05/07/2026 | MLU |
|                            | XF DATE  | LAND DATE |            |     |
|                            | INC DATE | AG DATE   |            |     |

| 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   | 0940       | SHEDS/PORT  | 0 100   | 9  | 9  | 81.00  | SF | 30.00    | 30.00          | 100       | 1990    | 1990        | 3 | 20     | 486             |       |
| 2   | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1991    | 1991        | 3 | 66     | 2,310           |       |
| 3   | 0351       | CARPORT MT  | 0 100   | 24 | 24 | 576.00 | SF | 10.00    | 10.00          | 100       | 1994    | 1994        | 3 | 20     | 1,152           |       |

| TOTAL OB/XF |          |        |        |             |           |     |           |        |         |            | 3,948          |        |  |
|-------------|----------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|--------|--|
| R D         | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VAL |  |
| 06          | RM       | 175.00 | 290.00 | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 51,000.00  | 51,000.00      |        |  |
|             |          |        |        |             |           |     |           |        |         |            |                |        |  |
|             |          |        |        |             |           |     |           |        |         |            |                |        |  |
|             |          |        |        |             |           |     |           |        |         |            |                |        |  |
|             |          |        |        |             |           |     |           |        |         |            |                |        |  |
|             |          |        |        |             |           |     |           |        |         |            |                |        |  |
|             |          |        |        |             |           |     |           |        |         |            |                |        |  |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 0.00 | Total Land Value: 51,000 | Market: 0 | Agricultural: 0 | Common: 51,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 1 | 6 |
|---------------------------|--|-----------|--|-------------|---|
| VALUATION SUMMARY         |  |           |  |             |   |
| VALUATION BY              |  | STANDARD  |  |             |   |
| Tax Group: 6              |  | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |  |           |  | 201,848     |   |
| TOTAL MARKET OB/XF VALUE  |  |           |  | 3,948       |   |
| TOTAL LAND VALUE - MARKET |  |           |  | 51,000      |   |
| TOTAL MARKET VALUE        |  |           |  | 256,796     |   |
| SOH/AGL Deduction         |  |           |  | 0           |   |
| ASSESSED VALUE            |  |           |  | 256,796     |   |
| TOTAL EXEMPTION VALUE     |  | 13        |  | 256,796     |   |
| BASE TAXABLE VALUE        |  |           |  | 0           |   |
| TOTAL JUST VALUE          |  |           |  | 256,796     |   |
| NCON VALUE                |  |           |  | 0           |   |
| INCOME VALUE              |  |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |           |  | 264,155     |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B250011450 | 6500 26*40  | 72,425 | 10/14/2025 |
| 17006286   | REPAIR/RRF  | 10,100 | 10/01/2017 |
| E9740      | NEW CONSTR  | 600    | 06/01/2002 |
| 7190       | ADDITION    | 8,500  | 04/29/1991 |
| 3161       | N/A         | 44,000 | 01/28/1986 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1575/1749                      | 7/09/2008 | WD        | Q   | I   |        | 195,000    |  |
| GRANTOR: JAMES NANCY & SHERMAN |           |           |     |     |        |            |  |
| GRANTEE: STRICKLAND JOHNNIE    |           |           |     |     |        |            |  |
| 1127/1621                      | 4/07/2003 | WD        | Q   | I   |        | 147,000    |  |
| GRANTOR: FUSSELL WINDLE G & SH |           |           |     |     |        |            |  |
| GRANTEE: JAMES NANCY & SHERM   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FGR=[YR=1993] W14 FEP=[YR=2012] N16 W10 BAS=[YR=1993] W23 S44<br>FOP=[YR=1993] S5 E33 N5 W33\$ E33 N28 W2 N3 W8 N13\$ S13 E8 S3<br>E2\$ S24 E14 N24\$ PTR= E20 FUS=[YR=1993] E33 S20 W33 N20\$ W20\$. |  |  |  |  |  |  |  |  |  |