

WILLIAMS JESSICA L/ADDAIR ROBERT LEE
54156 JEANNIE RD
CALLAHAN, FL 32011

37-1N-25-299S-0008-0060

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

01 MINIMUM 50
05 AVERAGE 50
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 90
08 SHT VINYL 10
03 CENTRAL 100
04 AIR DUCTED 100
2 100
2 100
02 WOOD FRAME 100
0 0 100
0 100

03 Quality Level 03
0200 MOBILE HOME
MKT AREA 08
8026.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS 896 100 2008 896 23,899
BAS 640 100 2019 640 17,071
SFB 240 80 2026 192 5,121

TOTALS 1,776 1,728 46,091

MARKET ADJUSTMENTS

TYPEDMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820 02 1,728 104.6000 88.91 153,636 1983 1988 0 0 70.00 30.00

1 M/H 93- 100% - 2016 Heated Area: 1728 HX Base Yr 2016

SFB 2026
BAS 2008
BAS 2019

BLD DATE

XF DATE

INC DATE

05/15/2008 JW

LGL DATE

LAND DATE

AG DATE

05/07/2026 MLU

EXTRA FEATURES

54156 JEANNIE RD, CALLAHAN

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 0510 GARAGE WD- 0 100 16 14 224.00 SF 35.00 35.00 100 1997 1997 3 23 1,803

2 0681 POLE SHED 0 100 23 14 322.00 SF 15.00 15.00 100 1997 1997 3 23 1,111

TOTAL OB/XF 2,914

LAND DESCRIPTION

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 OR 0.00 0.00 1.00 LT 1.00 1.00 1.00 51,000.00 51,000.00 51,000

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 6 Tax Dist:
BUILDING MARKET VALUE 59,049
TOTAL MARKET OB/XF VALUE 2,914
TOTAL LAND VALUE - MARKET 51,000
TOTAL MARKET VALUE 112,963
SOH/AGL Deduction 55,676
ASSESSED VALUE 57,287
TOTAL EXEMPTION VALUE HX HB 32,287
BASE TAXABLE VALUE 25,000
TOTAL JUST VALUE 112,963
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 110,001

PERMIT NUM DESCRIPTION AMT ISSUED
21014975 GARAGE 33,413 10/29/2021

SALES DATA
OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE
2006/0898 9/30/2015 WD Q I 01 39,000
GRANTOR: ALLEN WILLIAM R & UVE
GRANTEE: WILLIAMS JESSICA L
1763/0951 11/04/2011 WD U I 12 4,600
GRANTOR: LOVE STEVEN J
GRANTEE: ALLEN WILLIAM R & U

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2008;ORIG=0,0] W64 S14 E64 N14 \$
BAS=[YR=2019;ORIG=-64,14] S10 E64 N10 W64 \$
SFB=[YR=2026;ORIG=-20,-12] E20 S12 W20 N12 \$
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