IN OR 653 PG 1159
R359609 & R359610

ROGERS THOMAS W & JUDY D
54231 WILBUR JONES ROAD
CALLAHAN, FL 32011

2023

34-2N-25-0000-0011-0020

BUILDING CHARACTERISTICS

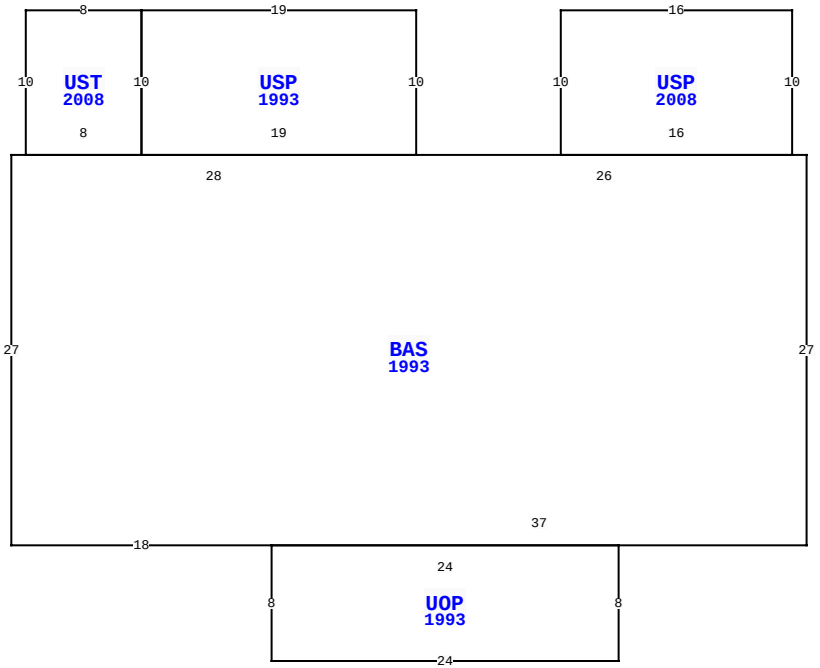
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1,485	33,938
UOP	192	25	48	1,097
USP	190	50	95	2,171
USP	160	50	80	1,828
UST	80	55	44	1,006
TOTALS	2,107		1,752	40,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,752	117.2000	76.18	133,467	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1485 HX Base Yr



54231 WILBUR JONES RD, CALLAHAN

BLD DATE		LGL DATE	05/19/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,040
TOTAL MARKET OB/XF VALUE	21,128
TOTAL LAND VALUE - MARKET	85,760
TOTAL MARKET VALUE	146,928
SOH/AGL Deduction	66,117
ASSESSED VALUE	80,811
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	30,811
TOTAL JUST VALUE	146,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0653/1159	4/03/1992	WD	U	I	07	100
GRANTOR: KEMP JACK E						
GRANTEE: ROGERS THOMAS & JUD						
0651/1225	3/16/1992	WD	Q	I		45,000
GRANTOR: KEMP JACK E						
GRANTEE: ROGERS THOMAS & JUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 USP=[YR=2008] N10 W16 S10 E16$ W26
USP=[YR=1993] N10 W19 UST=[YR=2008] W8 S10 E8 N10$ S10 E19$
W28 S27 E18 UOP=[YR=1993] S8 E24 N8 W24$ E37 N27$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	13.20	13.20	100	1985	1985	3	20	380	
2	0810	CONCRETE A	0	100	67	3	201.00	SF	6.50	6.50	100	1985	1985	3	49.5	647	
3	0940	SHEDS/PORT	0	100	10	9	90.00	SF	20.10	20.10	100	1980	1980	3	20	362	
5	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1984	1984	3	20	3,360	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	
7	0810	CONCRETE A	0	100	0	0	1,228.00	SF	6.50	6.50	100	1997	1997	3	75	5,987	
8	0510	GARAGE WD-	0	100	21	20	420.00	SF	35.00	35.00	100	2008	2008	3	56	8,232	
9	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	2008	2008	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 21,128

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	000115	C	SFR ACRES	100		OR	0.00	0.00	5.36	AC		1.00	1.00	1.00	16,000.00	16,000.00	85,760							

REVIEW DATE 04/30/2020 BY KBA Total Acres: 5.36 Total Land Value: 85,760 Market: 0 Agricultural: 0 Common: 85,760 PRINTED 08/02/2023 BY SYS