TRACT 33
PT OR 1934/584
R583392 & R583393 & R771511

VOLL JOY R & JEROME
54535 JONAS DR
CALLAHAN, FL 32011

2023

37-1N-25-296A-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

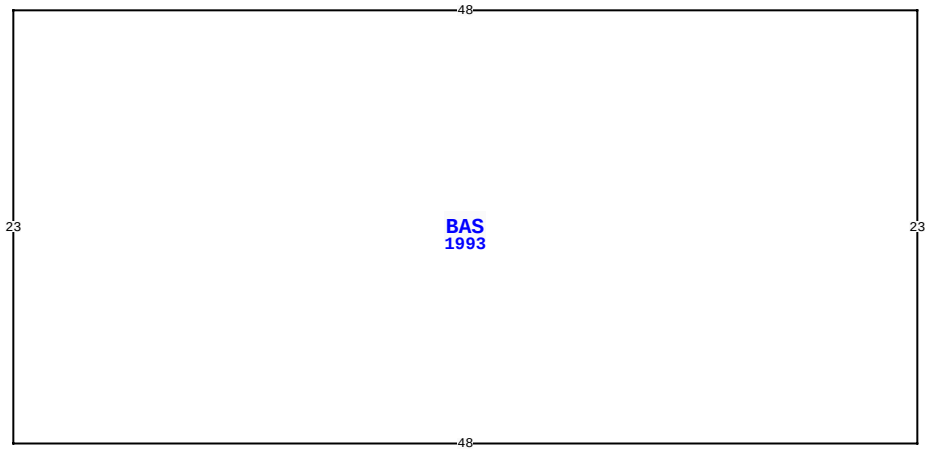
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,104	100	1,104	21,140
TOTALS	1,104		1,104	21,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,104	98.2000	63.83	70,468	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1104 HX Base Yr



54323 LEE STONER RD, CALLAHAN

BLD DATE	01/09/2007 OW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	36,724
TOTAL MARKET OB/XF VALUE	1,024
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	82,748
SOH/AGL Deduction	26,738
ASSESSED VALUE	56,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,010
TOTAL JUST VALUE	82,748
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7543	MH MOVE-ON	12,000	11/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1934/0584	8/28/2014	WD	U	I	37	45,000
GRANTOR: WILSON BENJAMIN ALLEN						
GRANTEE: VOLL JOY R & JEROME						
1800/1256	6/21/2012	QC	U	I	11	100
GRANTOR: WILSON JOHN K (KENNY)						
GRANTEE: WILSON BENJAMIN ALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E48 N23$.

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	0680	POLE SHED	0	0	14	24	336.00	SF	10.00	10.00	100	1980	1980	3	20	672	
2	1243	WD DECK F	0	0	8	10	80.00	SF	8.00	8.00	100	1980	1980	3	20	128	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1987	1987	3	20	128	
4	1242	WD DECK A	0	0	4	12	48.00	SF	10.00	10.00	100	1995	1995	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 1,024

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	000102	C	SFR/MH	0	0006	RM	150.00	319.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/04/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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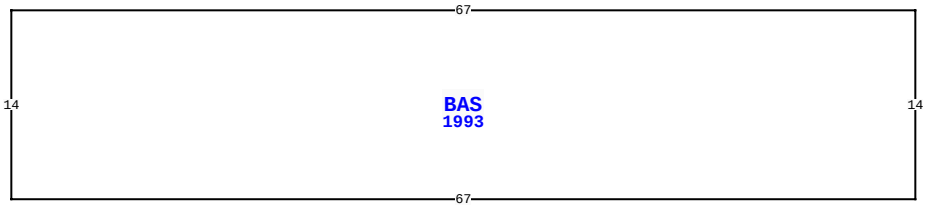
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	938	15,584
TOTALS	938		938	15,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	938	85.2000	55.38	51,946	1973	1973	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 938 HX Base Yr



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GRANTOR: WILSON JOHN K (KENNY)						
GRANTEE: WILSON BENJAMIN ALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S14 E67 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/04/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS