

LOT 10
IN OR 2462/1832
NASSAU VILLAGE 3 UNR

FINSNESS JON STANLEY
54084 JONAS WAY
CALLAHAN, FL 32011

2023

37-1N-25-299C-0010-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6															
Exterior Wall	05	AVERAGE 100	0900	01	1,840	95.4000	113.29	208,454	2005	2005	0	0	0	8.00	92.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2010													Heated Area: 1772 HX Base Yr 2010														
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:														
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 191,778														
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE 7,332														
Interior Floo	08	SHT VINYL 20														TOTAL LAND VALUE - MARKET 45,000														
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 244,110														
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 125,658														
Bedrooms	3	100														ASSESSED VALUE 118,452														
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB 50,000														
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 68,452														
Stories	1.	1. 100														TOTAL JUST VALUE 244,110														
Units	0	100	NCON VALUE 0																											
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 193,919																											
Quality			01	Quality Level 01																										
DOR CODE			0100 SINGLE FAMILY																											
MAP NUM			MKT AREA																	08										
NEIGHBORHOOD/LOC			8026.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,772	100	1,772	184,690																										
FOP	72	30	22	2,293																										
FOP	108	30	32	3,335																										
FST	24	55	13	1,355																										
PTO	16	5	1	104																										
TOTALS			1,992	1,840	191,778																									
EXTRA FEATURES			54084 JONAS DR, 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	0940	SHEDS/PORT	0 100	8	24	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152															
2	0350	CARPORT WD	0 100	24	24	576.00	SF	13.00	13.00	100	1980	1980	3	20	1,498															
3	0510	GARAGE WD-	0 100	20	30	600.00	SF	35.00	35.00	100	1980	1980	3	20	4,200															
4	0940	SHEDS/PORT	0 100	10	12	120.00	SF	20.10	20.10	100	1984	1984	3	20	482															
TOTAL OB/XF																	7,332													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100	0006	RM	120.00	410.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000													
REVIEW DATE 04/30/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																														