LOT 22
IN OR 799 PG 1384
NASSAU VILLAGE #3 UNR

CHRISTY RICHARD J & NINA M
54216 JONAS WAY
CALLAHAN, FL 32011

2023

37-1N-25-299C-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

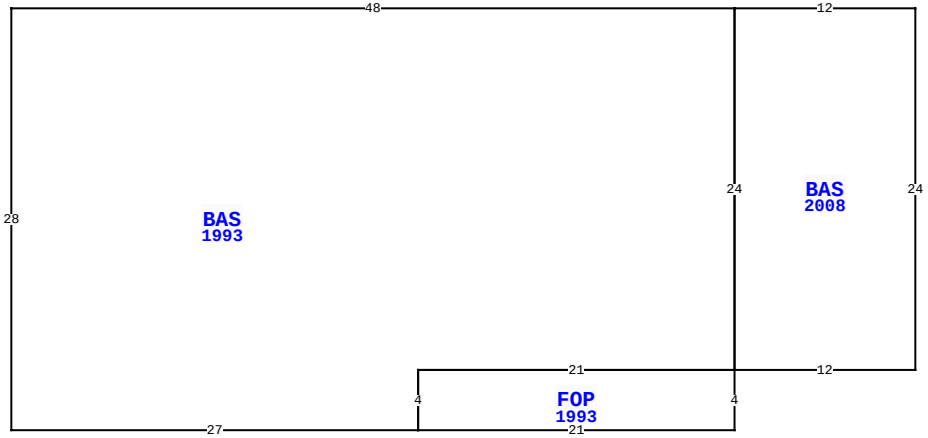
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	108,147
BAS	288	100	288	24,720
FOP	84	30	25	2,146
TOTALS	1,632		1,573	135,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,573	113.2200	102.18	160,729	1978	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 1999 Heated Area: 1548 HX Base Yr 1999



54216 JONAS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,012
TOTAL MARKET OB/XF VALUE		6,933
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		186,945
SOH/AGL Deduction		85,857
ASSESSED VALUE		101,088
TOTAL EXEMPTION VALUE	HX HB DX SX	101,088
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		186,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006859	REPAIR/RRF	9,858	05/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0799/1384	7/14/1997	WD	U	I	07	100
GRANTOR: COGDAL JAMES A						
GRANTEE: CHRISTY RICHARD & N						
0797/1361	6/24/1997	WD	Q	I		75,000
GRANTOR: COGDAL JAMES A						
GRANTEE: CHRISTY RICHARD & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S28 E27 FOP=[YR=1993] E21 N4 W21S4$ N4 E21
BAS=[YR=2008] E12 N24 W12S24$ N24$.

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	100	0	0	200.00	SF	10.00	10.00	100	1980	1980	3	20	400	
2	0812	CONCRETE C	0	100	0	0	1,000.00	SF	4.00	4.00	100	1980	1980	3	35	1,400	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
4	0751	UOP	0	100	11	11	121.00	SF	10.00	10.00	100	1996	1996	3	25	303	
5	0801	ASPHALT A	0	100	25	12	300.00	SF	3.00	3.00	100	1996	1996	3	50	450	
6	0810	CONCRETE A	0	100	0	0	410.00	SF	6.50	6.50	100	2021	2021	3	100	2,665	

LAND DESCRIPTION

TOTAL OB/XF 6,933

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	000100	C	SFR	100	0006	RM	125.00	325.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/25/2022 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS