

LOT 23
IN OR 2379/152
NASSAU VILLAGE 3 UNR

TATUM LINDA F L/E/
54242 JONAS WAY
CALLAHAN, FL 32011

2023

37-1N-25-299C-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,013	100	2,013	167,423
FGR	546	55	300	24,951
FOP	154	30	46	3,826
FST	56	55	31	2,578

TOTALS	2,769		2,390	198,778
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	440.00	SF	6.50	6.50	
3	1243	WD DECK F	0	100	0	0	430.00	SF	8.00	8.00	
5	0351	CARPORT MT	0	100	30	30	900.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	RM	125.00	325.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,390	132.5940	119.67	286,011	1976	1981	0	0	30.50	69.50
1 SINGLE FAM - 100% - 0											
Heated Area: 2013											
HX Base Yr											

54242 JONAS DR, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		198,778	
TOTAL MARKET OB/XF VALUE		3,489	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		247,267	
SOH/AGL Deduction		116,404	
ASSESSED VALUE		130,863	
TOTAL EXEMPTION VALUE		60,000	
BASE TAXABLE VALUE		70,863	
TOTAL JUST VALUE		247,267	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,141	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7895	XFOB	4,224	03/06/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2379/0152	7/28/2020	QC	U	I	11	100	
GRANTOR: TATUM JAMES A SR & LI							
GRANTEE: TATUM JOINT TRUST							
0380/0213	3/01/1983	WD	Q	I		73,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W71 S39 E20 FOP=[YR=1993] E22 FST=[YR=1993] E8 FGR=[YR=1993] E21 N26 W21 S26\$ N7 W8S7\$ N7 W22S7\$ N7 E30 N19 E21 N13\$.											