LOT 26
IN OR 1509/1204
R583916 & R583917

KNIGHT WENDY A
54304 JONAS DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-299C-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

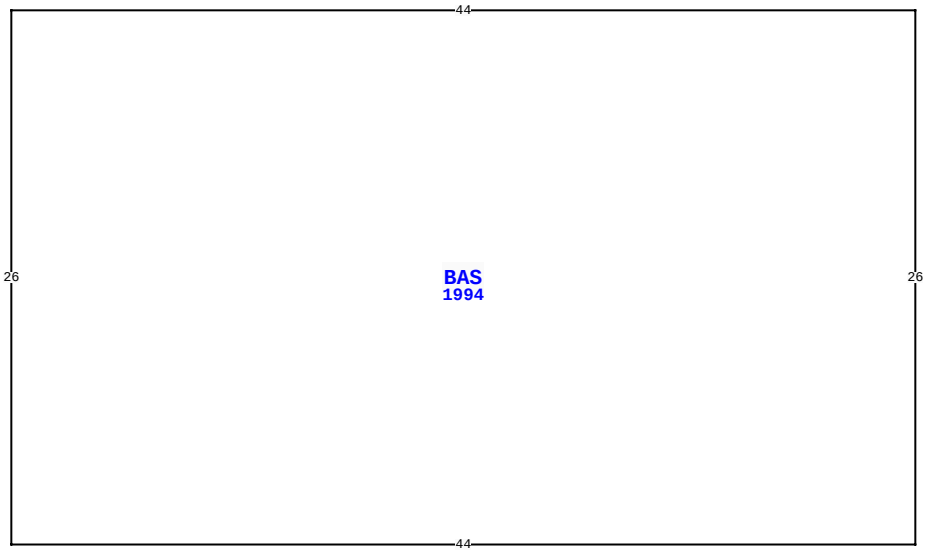
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	32,961
TOTALS	1,144		1,144	32,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	117.6000	82.32	94,174	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2008 Heated Area: 1144 HX Base Yr 2008



54304 JONAS DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		32,961
TOTAL MARKET OB/XF VALUE		3,529
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		81,490
SOH/AGL Deduction		29,195
ASSESSED VALUE		52,295
TOTAL EXEMPTION VALUE	HX HB	27,295
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		81,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/1204	7/02/2007	WD	Q	I		75,000
GRANTOR: KNIGHT MARGIE						
GRANTEE: KNIGHT WENDY A						
1484/1611	3/13/2007	QC	U	I	06	100
GRANTOR: CARRIGG LINDA M						
GRANTEE: CARRIG LINDA M L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W44 S26 E44 N26$.

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	1242	WD DECK A	0	100	0	0	288.00	SF	10.00	10.00	100	2002	2002	3	21	605	
2	1242	WD DECK A	0	100	12	7	84.00	SF	10.00	10.00	100	2002	2002	3	21	176	
3	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	2005	2005	3	27	518	
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.30	18.30	100	2002	2002	3	21	1,107	
6	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	1997	1997	3	26	1,123	

LAND DESCRIPTION

TOTAL OB/XF 3,529

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	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 05/31/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS