

LOT 33
IN OR 352/272 & OR 705/256
NASSAU VILLAGE 3 UNR

STEWART BARRY L & DONA W
PO BOX 768
CALLAHAN, FL 32011-0768

2023

37-1N-25-299C-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100	1,398	128,920
FEP	233	80	186	17,153
FGR	484	55	266	24,529
FOP	328	30	98	9,037
TOTALS	2,443		1,948	179,639

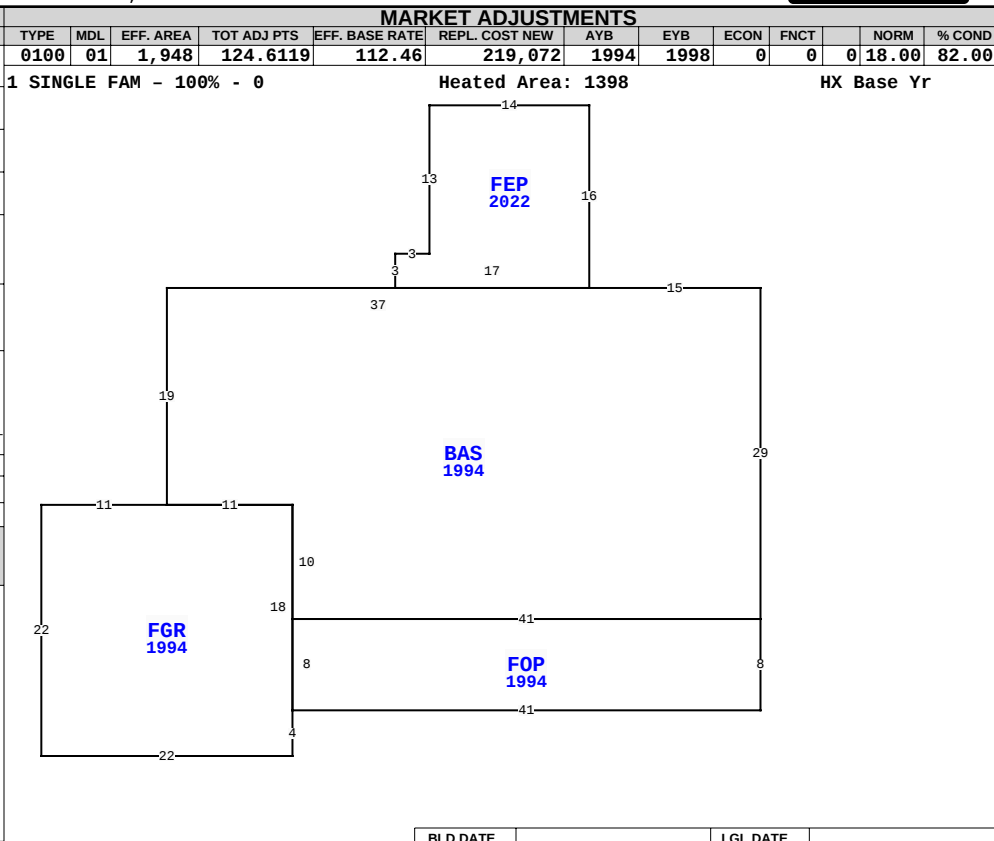
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0 100	10	13	130.00	SF	20.10	20.10	100	1987	1987	3	20	523	
2	0511	GARAGE CB-	0 100	24	26	624.00	SF	40.00	40.00	100	1989	1989	3	59.5	14,851	
3	0810	CONCRETE A	0 100	16	20	320.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,238	
5	0812	CONCRETE C	0 100	0	0	2,442.00	SF	4.00	4.00	100	1994	1994	3	70	6,838	
8	0351	CARPORT MT	0 100	36	16	576.00	SF	10.00	10.00	100	2015	2015	3	74	4,262	

LAND DESCRIPTION	
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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	125.00	372.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE	12/20/2022	BY	KW
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54420 JONAS DR, CALLAHAN

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

TOTAL OB/XF	27,712
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TOTALS	2,443	1,948	179,639
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REVIEW DATE	12/20/2022	BY	KW
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE					179,639
TOTAL MARKET OB/XF VALUE					27,712
TOTAL LAND VALUE - MARKET					36,000
TOTAL MARKET VALUE					243,351
SOH/AGL Deduction					95,519
ASSESSED VALUE					147,832
TOTAL EXEMPTION VALUE				HX HB	50,000
BASE TAXABLE VALUE					97,832
TOTAL JUST VALUE					243,351
NCON VALUE					21,905
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					168,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008700	REMODEL	16,233	06/07/2022
B1531298	GARAGE	57,126	10/01/2015
94718	NEW CONSTR	80,355	01/01/1994
3939	H/AC	1,900	09/16/1991
5780	GARAGE	10,608	06/01/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0705/0256	5/23/1994	WD	U	I	06	34,000
GRANTOR: STEWART BARRY & DONA						
GRANTEE: STEWART BARRY & DON						
0352/0272	1/01/1982	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1994] W15 FEP=[YR=2022] N16 W14 S13 W3 S3 E17\$ W37 S19 FGR=[YR=1994] W11 S22 E22 N4 FOP=[YR=1994] E41 N8 W41 S8\$ N18 W11 \$ E11 S10 E41 N29\$.	

Total Acres: 0.00	Total Land Value: 36,000	Market: 0	Agricultural: 0	Common: 36,000	PRINTED 08/02/2023 BY SYS
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