

LOT 38
MH/ID GAFL2B627050035 &
GAFL2A627050035

NIDEFSKE ROBERT JOHN JR
54544 JONAS DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-299C-0038-0000



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	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100	0820	02	1,440	118.0000	76.70	110,448	1976	1976	0	0	70.00	30.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2003													Heated Area: 1440										HX Base Yr 2003									
Roof Cover	03	COMP SHNGL 100	24 60 60 24 BAS 1993																																
Interior Wall	04	PLYWOOD 100																																	
Interior Floo	14	CARPET 100																																	
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																																	
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	1,440	100	1,440	33,134																															
TOTALS			1,440	1,440	33,134																														
EXTRA FEATURES			54544 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																			
2	0940	SHEDS/PORT	0 100	10	10	100.00	SF	20.10	20.10	100	1975	1975	3	20	402																				
3	1242	WD DECK A	0 100	6	6	36.00	SF	10.00	10.00	100	1988	1988	3	20	72																				
4	0681	POLE SHED	0 100	19	19	361.00	SF	15.00	15.00	100	1970	1970	3	20	1,083																				
TOTAL OB/XF 1,557																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RM	125.00	524.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000																		
REVIEW DATE 05/04/2017 BY KBX Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/02/2023 BY SYS																																			