LOT 41 IN OR 460/627
NASSAU VILLAGE #3 U/R
{R235644 & R235645}

DORAN KYLE E & GWENDOLYN
54265 JONAS DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-299C-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

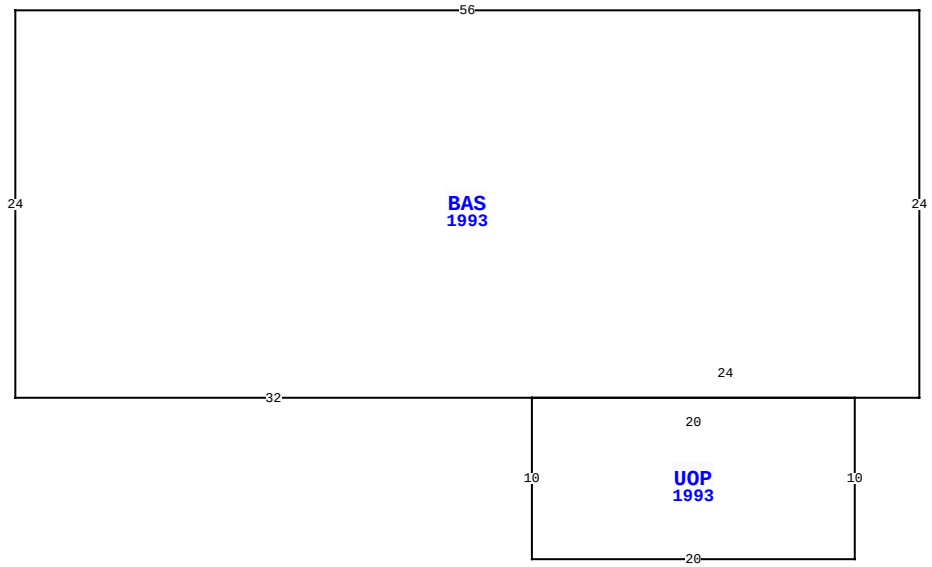
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	31,345
UOP	200	25	50	1,166
TOTALS	1,544		1,394	32,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,394	119.6000	77.74	108,370	1972	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1344 HX Base Yr



54265 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		55,754
TOTAL MARKET OB/XF VALUE		13,414
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		114,168
SOH/AGL Deduction		54,817
ASSESSED VALUE		59,351
TOTAL EXEMPTION VALUE	HX HB	34,351
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0460/0627	6/27/1985	WD	Q	I		26,488
GRANTOR: UNITED COMPANIES FINA						
GRANTEE: DORAN KYLE E & GWEN						
0338/0560	6/01/1981	WD	Q	I		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E32 UOP=[YR=1993] S10 E20 N10 W20$ E24 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
2	0812	CONCRETE C	0	100	0	0	1,794.00	SF	4.00	4.00	100	1990	1990	3	62	4,449	
3	1243	WD DECK F	0	100	0	0	412.00	SF	8.00	8.00	100	1985	1985	3	20	659	
6	0752	USP	0	100	14	20	280.00	SF	15.00	15.00	100	1980	1980	3	20	840	
8	0811	CONCRETE B	0	100	0	0	1,254.00	SF	5.20	5.20	100	2000	2000	3	80	5,217	
10	0752	USP	0	100	20	10	200.00	SF	15.00	15.00	100	1995	1995	3	24	720	
11	0681	POLE SHED	0	100	26	7	182.00	SF	15.00	15.00	100	2008	2008	3	56	1,529	

LAND DESCRIPTION

TOTAL OB/XF 13,414

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	130.00	335.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

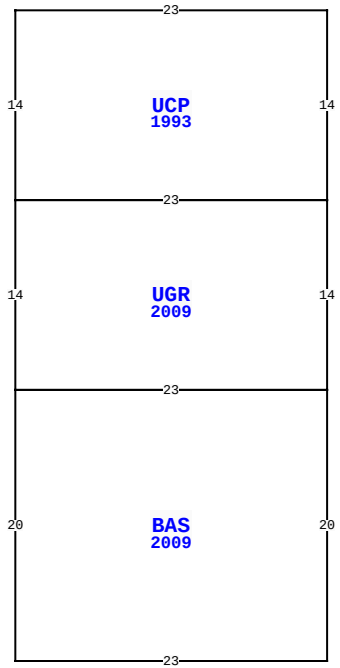
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	460	100	460	15,982
UCP	322	20	64	2,224
UGR	322	45	145	5,038
TOTALS	1,104		669	23,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	669	82.3650	41.18	27,549	1985	1990	0	0	0	15.63	84.37

2 ACCESORY U – 100% - 0 Heated Area: 460 HX Base Yr



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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W23 S14 UGR=[YR=2009] S14 BAS=[YR=2009] S20 E23 N20 W23$ E23 N14 W23$ E23 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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