

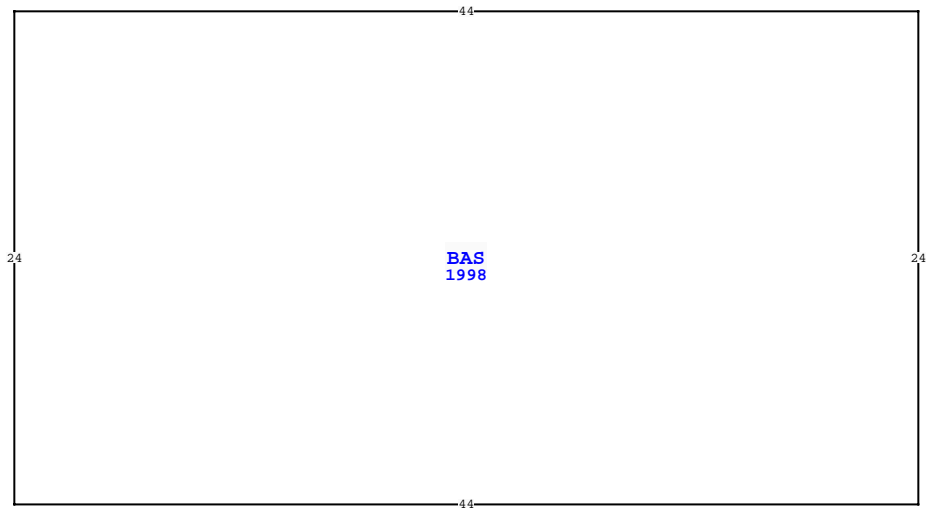
LOT 47  
IN OR 2189/1665  
R673838 & R673839

GIBSON WILLIAM R  
54103 JONAS ROAD  
CALLAHAN, FL 32011

**2023**

37-1N-25-299C-0047-0000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
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	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
BAS	1,056	100	1,056
			SUBAREA MARKET VALUE
			16,952
TOTALS	1,056		1,056
			16,952

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,056	82.3200	53.51	56,507	1986	1986	0	0	70.00	30.00
1 M/H 93- - 100% - 2019 Heated Area: 1056 HX Base Yr 2019											
											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			16,952
TOTAL MARKET OB/XF VALUE			5,753
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			67,705
SOH/AGL Deduction			34,958
ASSESSED VALUE			32,747
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			7,747
TOTAL JUST VALUE			67,705
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			58,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/1665	4/13/2018	WD Q	Q	I	01	35,000
GRANTOR: DEARSTINE LAWRENCE ED						
GRANTEE: GIBSON WILLIAM R						
0731/1764	6/19/1995	WD Q	Q	I		35,000
GRANTOR: NYE IDA						
GRANTEE: DEARSTINE LAWRENCE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2	0810	CONCRETE A	0	100	0	0	429.00	SF	6.50	6.50	100
3	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	100
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100

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

54103 JONAS DR, CALLAHAN

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1998] W44 S24 E44 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												5,753				
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	000102	C	SFR/MH	100	0006	RM	122.00	358.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000											