LOT 3
R497856 & 1994 FLEE DW/MH
IN OR 930/776

EMERY DEWAYNE C & LISA
54618 JONAS DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-299D-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	0	0 100
Units		0 100
Quality	04	Quality Level 04

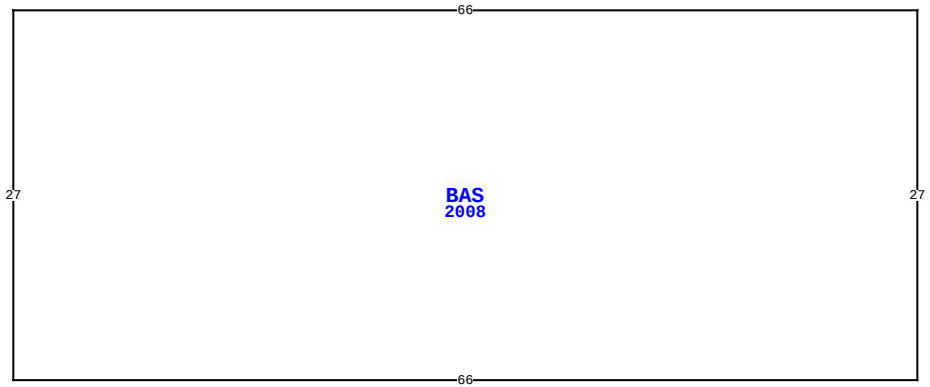
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	73,594
TOTALS	1,782		1,782	73,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	128.2600	89.78	159,988	1994	1999	0	0	0	54.00	46.00

2 M/H 94+ – 100% - 0 Heated Area: 1782 HX Base Yr



54618 JONAS DR, CALLAHAN

BLD DATE	02/26/2009 DJ
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		73,594
TOTAL MARKET OB/XF VALUE		2,149
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		111,743
SOH/AGL Deduction		54,603
ASSESSED VALUE		57,140
TOTAL EXEMPTION VALUE	HX HB	32,140
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22153	DEMOLITION	100	12/01/2008
M14287	MECH OTHER	0	12/01/2008
P13591	OTHER	0	12/01/2008
C5151	CO ISSUED	0	01/01/2008
MH085151	MH MOVE-ON	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0930/0776	5/01/2000	WD	U	I	06	22,500
GRANTOR: KNIGHT DONALD ETAL						
GRANTEE: EMERY DEWAYNE & LIS						
0673/0422	1/05/1993	QC	Q	I		22,500
GRANTOR: KNIGHT DONALD & MAR						
GRANTEE: EMERY DEWAYNE & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S27 E66 N27$.

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	8	8	64.00	SF	10.00	10.00	100	1992	1992	3	20	128	
2	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	1992	1992	3	20	96	
3	1242	WD DECK A	0	100	14	8	112.00	SF	10.00	10.00	100	1998	1998	3	20	224	
4	0681	POLE SHED	0	100	21	20	420.00	SF	15.00	15.00	100	1998	1998	3	27	1,701	

LAND DESCRIPTION

TOTAL OB/XF 2,149

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	690.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 11/25/2019 BY TWA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/02/2023 BY SYS