LOT 4
IN OR 1203/1302
R622246 & R622247

EMERY BILLY RAY
54636 JONAS ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299E-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

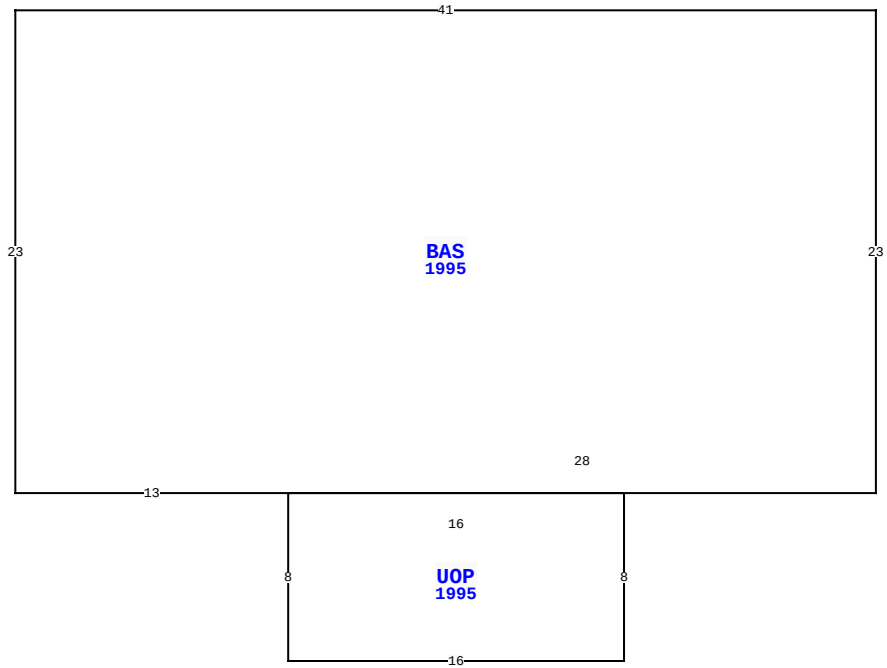
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	943	100	943	21,551
UOP	128	25	32	731
TOTALS	1,071		975	22,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	975	117.2000	76.18	74,276	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 943 HX Base Yr 2004



54636 JONAS DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		22,283
TOTAL MARKET OB/XF VALUE		1,096
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		59,379
SOH/AGL Deduction		24,692
ASSESSED VALUE		34,687
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,687
TOTAL JUST VALUE		59,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95865	MH MOVE-ON	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/1302	1/26/2004	WD	U	I	07	100
GRANTOR: HYGEMA STEPHEN & ELIZ						
GRANTEE: EMERY BILLY R & BAR						
1110/0444	1/29/2003	WD	Q	I		55,000
GRANTOR: HYGEMA STEPHEN R & EL						
GRANTEE: EMERY BILLY RAY & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W41 S23 E13 UOP=[YR=1995] S8 E16 N8 W16$ E28 N23$.

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	0940	SHEDS/PORT	0	100	10	12	120.00	SF	21.00	21.00	100	1993	1993	3	20	504	
2	1242	WD DECK A	0	100	13	8	104.00	SF	10.00	10.00	100	1998	1998	3	20	208	
3	1242	WD DECK A	0	100	24	8	192.00	SF	10.00	10.00	100	2001	2001	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 1,096

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	674.00	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