

LOT 22
IN OR 799 PG 1384
NASSAU VILLAGE #3 UNR

CHRISTY RICHARD J & NINA M
54216 JONAS WAY
CALLAHAN, FL 32011

2024

37-1N-25-299C-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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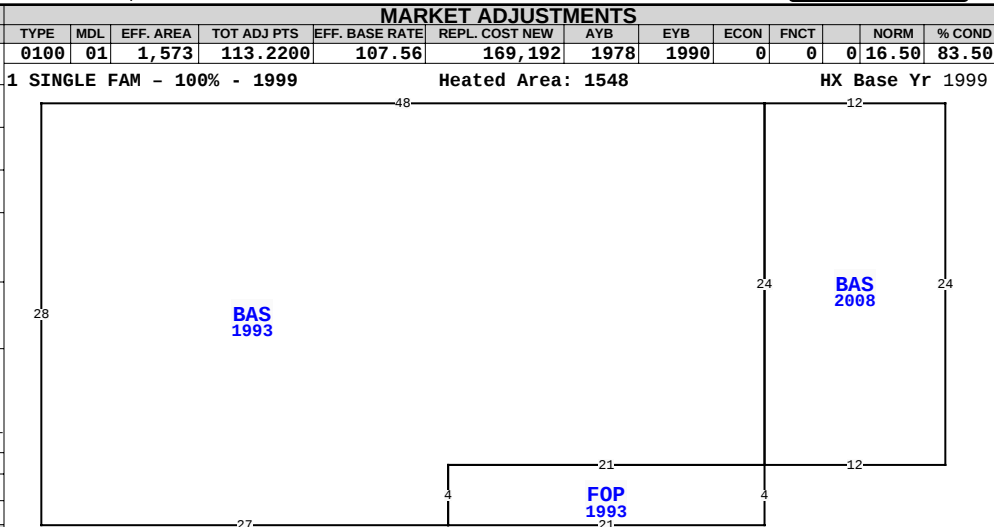
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	113,164
BAS	288	100	288	25,866
FOP	84	30	25	2,245

TOTALS	1,632		1,573	141,275
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	0	0	200.00	SF	10.00	10.00	100	1980
2	0812	CONCRETE C	0 100	0	0	1,000.00	SF	4.00	4.00	100	1980
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
4	0751	UOP	0 100	11	11	121.00	SF	10.00	10.00	100	1996
5	0801	ASPHALT A	0 100	25	12	300.00	SF	3.00	3.00	100	1996
6	0810	CONCRETE A	0 100	0	0	410.00	SF	6.50	6.50	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RM	125.00	325.00	1.00	LT	



54216 JONAS DR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
6,706											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		141,275	
TOTAL MARKET OB/XF VALUE		6,706	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		192,981	
SOH/AGL Deduction		88,860	
ASSESSED VALUE		104,121	
TOTAL EXEMPTION VALUE		HX HB DX SX 104,121	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		192,981	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		186,945	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006859	REPAIR/RRF	9,858	05/03/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0799/1384	7/14/1997	WD	U	I	07
GRANTOR: COGDAL JAMES A					
GRANTEE: CHRISTY RICHARD & N					
0797/1361	6/24/1997	WD	Q	I	
GRANTOR: COGDAL JAMES A					
GRANTEE: CHRISTY RICHARD & N					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W48 S28 E27 FOP=[YR=1993] E21 N4 W21S4\$ N4 E21					
BAS=[YR=2008] E12 N24 W12S24\$ N24\$.					