LOT 24 RP 545
IN OR 1657/1744
NASSAU VILLAGE 3 UNR

KNIGHT BRENDA C & RICHARD D
54288 JONAS DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-299C-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

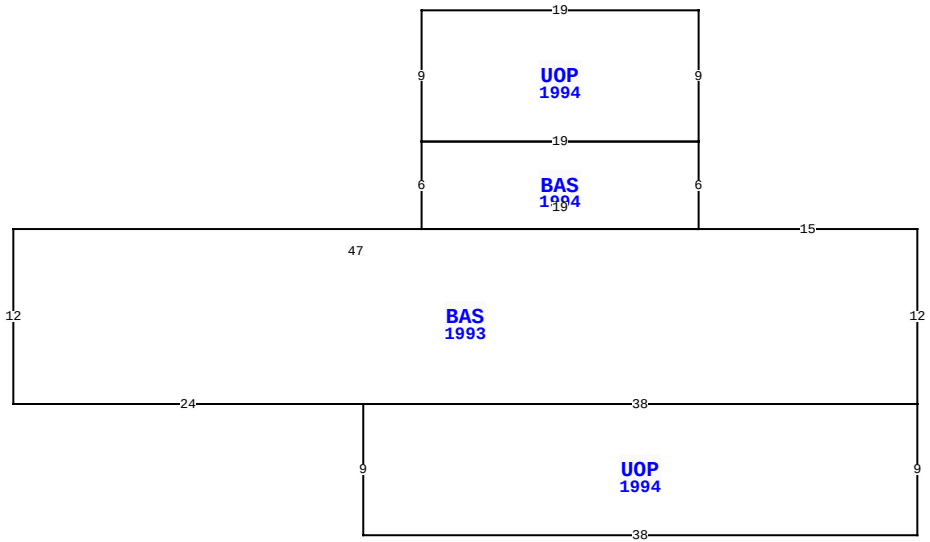
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	10,062
BAS	114	100	114	1,542
UOP	171	25	43	581
UOP	342	25	86	1,163
TOTALS	1,371		987	13,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	987	64.4000	45.08	44,494	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 858 HX Base Yr



54268 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	13,348
TOTAL MARKET OB/XF VALUE	1,762
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	60,110
SOH/AGL Deduction	17,053
ASSESSED VALUE	43,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,057
TOTAL JUST VALUE	60,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1657/1744	1/07/2010	QC	U	I	11	100
GRANTOR: DINKINS MORRIS						
GRANTEE: KNIGHT BRENDA C & R						
0127/0504	1/01/1972	CD	Q	V		3,195
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 BAS=[YR=1994] N6 UOP=[YR=1994] N9 W19 S9 E19 $ W19 S6 E19 $ W47 S12 E24 UOP=[YR=1994] S9 E38 N9 W38 $ E38 N12 $.

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	0811	CONCRETE B	0	0	0	0	821.00	SF	5.20	5.20	100	1972	1972	3	23	982	
2	0940	SHEDS/PORT	0	0	10	20	200.00	SF	19.50	19.50	100	1974	1974	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 1,762

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	0	0006	RM	125.00	325.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS