LOT 35 IN OR 324 PG 227
NASSAU VILLAGE 3 UNR

MCNEESE D R & WINNIFRED P
54476 JONAS DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-299C-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

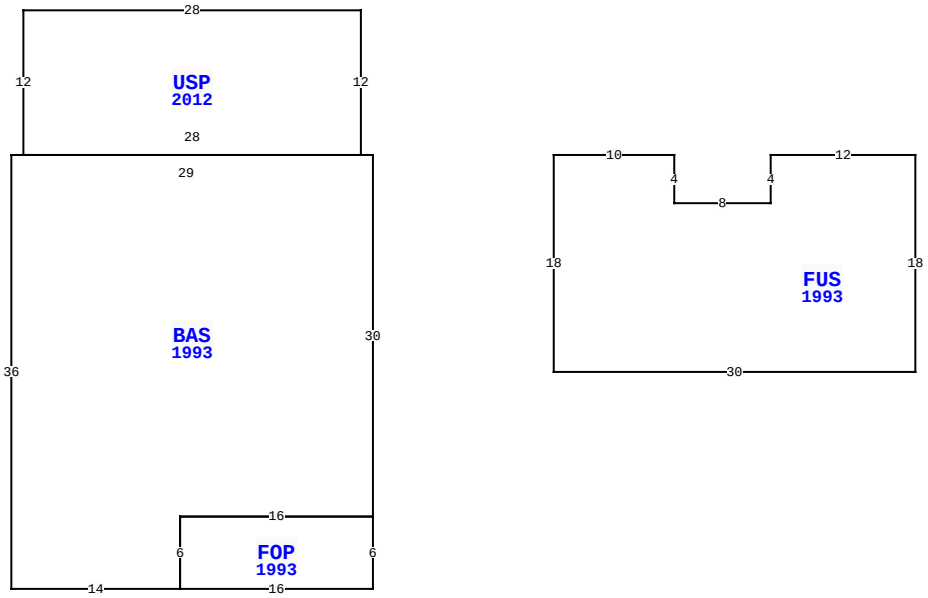
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	91,391
FOP	96	30	29	2,694
FUS	508	100	508	47,181
USP	336	30	101	9,381
TOTALS	1,924		1,622	150,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	110.1600	104.65	169,742	1990	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 0 Heated Area: 1492 HX Base Yr



54476 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		150,646
TOTAL MARKET OB/XF VALUE		6,288
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		192,934
SOH/AGL Deduction		83,653
ASSESSED VALUE		109,281
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,281
TOTAL JUST VALUE		192,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,222

MISC STRG = NV

EYB ADJTSTD - WINDOWS: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2300967	REMODEL	4,980	01/23/2023
B996586	GARAGE	14,400	11/01/1999
4520	N/A	8,864	12/04/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0324/0227	10/01/1980	WD	U	V		3,600
GRANTOR:						
GRANTEE:						
0137/0545		CD	Q	V		2,827
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 USP=[YR=2012] N12 W28 S12 E28$ W29 S36 E14
FOP=[YR=1993] E16 N6 W16S6$ N6 E16 N30$ PTR=E15
FUS=[YR=1993] E10 S4 E8 N4 E12 S18 W30 N18$ W15$.

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	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1980	1980	3	32.5	845	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1999	1999	3	27	5,443	

LAND DESCRIPTION

TOTAL OB/XF 6,288

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	000100	C	SFR	100	0006	RM	125.00	455.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 08/01/2023 BY KWX Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS