

DORAN KYLE E & GWENDOLYN
54265 JONAS DRIVE
CALLAHAN, FL 32011

37-1N-25-299C-0041-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

BUD8 Adjustme

16WD FR STUC 100

03GABLE/HIP 100

03COMP SHNGL 100

04PLYWOOD 100

14CARPET 90

08SHT VINYL 10

03CENTRAL 100

04AIR DUCTED 100

3 100

2 100

02WOOD FRAME 100

1. 1. 100

0 100

06DIST 1D 100

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTRNORM% COND

0820021,394119.600083.72116,7061972198000070.0030.00

1 M/H 93- - 100% - 0

Heated Area: 1344

HX Base Yr

24

56

24

32

20

10

10

20

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,3441001,34433,756

UOP20025501,256

TOTALS1,5441,39435,012

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,794.00SF4.004.0010019901990359.54,270

21243WD DECK F010000412.00SF8.008.0010019851985320659

30752USP01001420280.00SF15.0015.0010019801980320840

40811CONCRETE B0100001,254.00SF5.205.20100200020003795,151

50752USP01002010200.00SF15.0015.0010019951995323690

60681POLE SHED0100267182.00SF15.0015.00100200820083521,420

LAND DESCRIPTIONTOTAL OB/XF13,030

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000006RM130.00335.001.00LT1.001.001.0045,000.0045,000.0045,000

MARKET ADJUSTMENTS

REVIEW DATE04/20/2020BYKBA

Total Acres: 0.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE58,153

TOTAL MARKET OB/XF VALUE13,030

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE116,183

SOH/AGL Deduction55,051

ASSESSED VALUE61,132

TOTAL EXEMPTION VALUEHX HB36,132

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE116,183

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE114,168

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE

0460/06276/27/1985WDQ Q I26,488

GRANTOR: UNITED COMPANIES FINA

GRANTEE: DORAN KYLE E & GWEN

0338/05606/01/1981WDQ Q I20,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E32 UOP=[YR=1993] S10 E20 N10 W20\$ E24 N24\$.

LOT 41 IN OR 460/627
NASSAU VILLAGE #3 U/R
{R235644 & R235645}

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CALLAHAN, FL 32011

2024

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 50		
Exterior Wall	15	CONC BLOCK 50		
Roof Structure	01	FLAT 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	03	CONC FINSH 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	02	WINDOW 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 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	460	100	460	15,912
UCP	322	20	64	2,214
UGR	322	45	145	5,016
TOTALS	1,104		669	23,141

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	669	82.3650	41.18	27,549	1985	1990	0	0	0	16.00	84.00

2 ACCESSORY U - 100% - 0

Heated Area: 460

HX Base Yr

23

14

UCP
1993

14

23

14

UGR
2009

14

23

20

BAS
2009

20

BLD DATE

XF DATE

LGL DATE

LAND DATE