LOT 44
IN OR 1122/1929
R359335 & R359336

NEWHOFF SHAWN M & TIFFANY J
54197 JONAS DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-299C-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

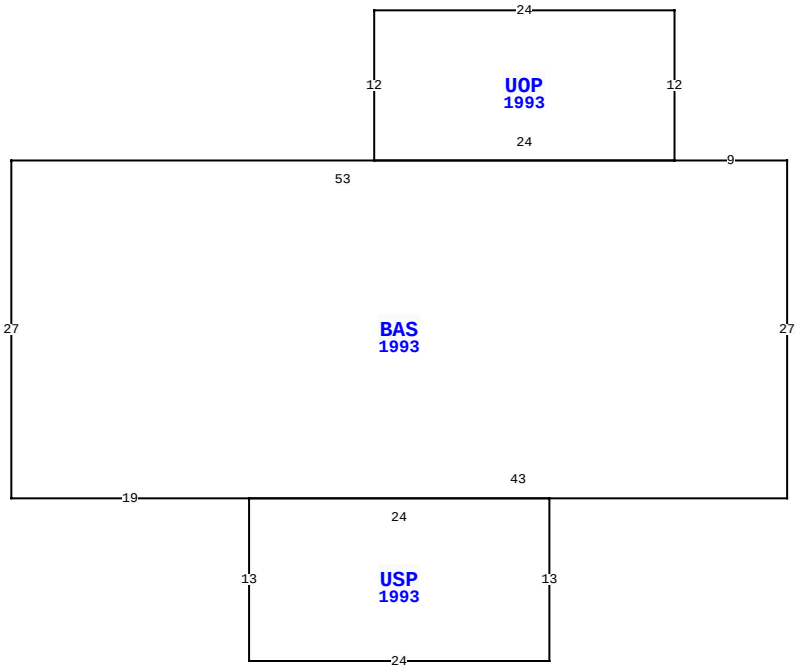
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	08	DECORATIVE 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,674	100	1,674	43,626
UOP	288	25	72	1,877
USP	312	50	156	4,066
TOTALS	2,274		1,902	49,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,902	124.1000	86.87	165,227	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1674 HX Base Yr 2004



54197 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		49,568
TOTAL MARKET OB/XF VALUE		8,301
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		102,869
SOH/AGL Deduction		50,855
ASSESSED VALUE		52,014
TOTAL EXEMPTION VALUE	HX HB	27,014
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		102,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970637	REPAIR/RRF	2,000	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1122/1929	3/19/2003	WD	Q	I		85,000
GRANTOR: SPARKS PATRICIA						
GRANTEE: NEWHOFF SHAWN M & T						
1063/0695	6/18/2002	WD	U	I	01	100
GRANTOR: VANFOSSEN DAVID D						
GRANTEE: SPARKS PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=1993] N12 W24 S12 E24$ W53 S27 E19
USP=[YR=1993] S13 E24 N13 W24$ E43 N27$.

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	0812	CONCRETE C	0	100	0	0	1,428.00	SF	4.00	4.00	100	1985	1985	3	47	2,685	
2	0510	GARAGE WD-	0	100	18	26	468.00	SF	35.00	35.00	100	1989	1989	3	20	3,276	
3	0940	SHEDS/PORT	0	100	7	10	70.00	SF	30.00	30.00	100	1989	1989	3	20	420	
4	0940	SHEDS/PORT	0	100	16	20	320.00	SF	30.00	30.00	100	1987	1987	3	20	1,920	

LAND DESCRIPTION

TOTAL OB/XF 8,301

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		RM	130.00	335.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS