LOT 45
IN OR 1377/238
R621843 & R621844

DORAN JAMES KYLE/DORAN GWENDOLYN H
54171 JONAS DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-299C-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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

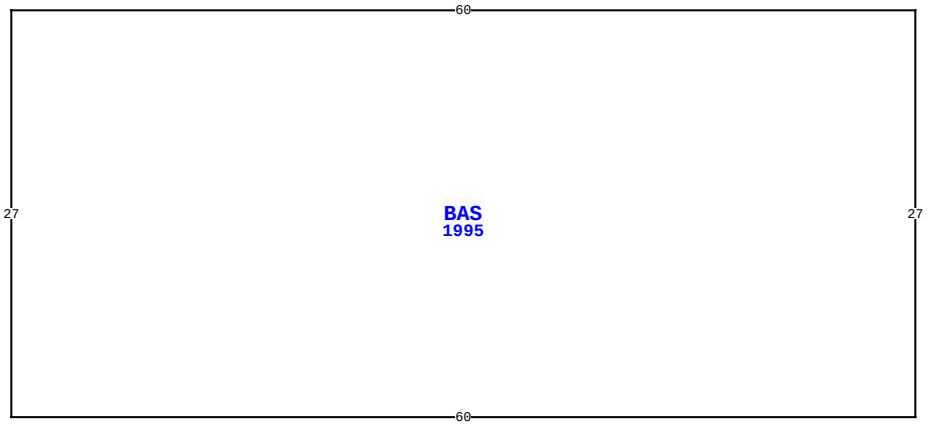
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	42,865
TOTALS	1,620		1,620	42,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.6000	88.20	142,884	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2006 Heated Area: 1620 HX Base Yr 2006



54171 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		42,865
TOTAL MARKET OB/XF VALUE		32,030
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		119,895
SOH/AGL Deduction		40,242
ASSESSED VALUE		79,653
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		29,653
TOTAL JUST VALUE		119,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985189	GARAGE	25,600	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/0238	12/29/2005	QC	U	I	01	32,500
GRANTOR: DORAN GWENDOLYN H						
GRANTEE: DORAN GWENDOLYN & J						
1093/1663	11/12/2002	WD	Q	I		75,000
GRANTOR: KNIGHT RICHARD DONALD						
GRANTEE: DORAN GWENDOLYN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S27 E60 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	0752	USP	0	100	28	12	336.00	SF	15.00	15.00	100	1998	1998	3	26	1,310	
2	0511	GARAGE CB-	0	100	32	32	1,024.00	SF	40.00	40.00	100	1998	1998	3	75	30,720	

LAND DESCRIPTION

TOTAL OB/XF 32,030

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	0006	RM	122.00	337.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS