

KAMINOWITZ MICHAEL J & NOEMI
54129 JONAS DR
CALLAHAN, FL 32011

37-1N-25-299C-0046-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 60

Exterior Wall05AVERAGE 40

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall04PLYWOOD 80

Interior Wall05DRYWALL 20

Interior Floor14CARPET 90

Interior Floor08SHT VINYL 10

Air Condition Heating Type Bedrooms03CENTRAL 100
04AIR DUCTED 100
4 100

Bathrooms Frame Stories UnitsBUD8 Adjustme022 100
WOOD FRAME 100
1.1. 100
0 100
06DIST 1D 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,3301002,33052,551

USP725036812

USP468502345,278

TOTALS2,8702,60058,640

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820022,600107.400075.18195,4681973198500070.0030.00

M/H 93- - 0% - 0Heated Area: 2330HX Base Yr

Diagram showing lot dimensions and area calculations:
Basement (BAS) 1993: 41' x 70' = 2870 SF
Upper Story (USP) 1993: 18' x 26' = 468 SF
Total Market Value (MV) 2003: 58,640
Market Value (MV) 1993: 5,278

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE58,640

TOTAL MARKET OB/XF VALUE7,282

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE110,922

SOH/AGL Deduction31,183

ASSESSED VALUE79,739

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE79,739

TOTAL JUST VALUE110,922

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE107,102

Sales Data

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

2029/000111/23/2015QCUI11100

GRANTOR: TORRES GARY

GRANTEE: KAMINOWITZ MICHAEL

1389/13872/16/2006WDQI117,000

GRANTOR: SORBER RANDY E & SHER

GRANTEE: TORRES GARY

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2003] W26 USP=[YR=1993] W4 BAS=[YR=1993] W40 S41 E70 N23 W30 N18\$ S18 E4 N18\$ S18 E26 N18\$.

EXTRA FEATURES

54129 JONAS DR, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

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

10812CONCRETE C00003,682.00SF4.004.00100198519853476,922

20681POLE SHED001020200.00SF9.009.0010019861986320360

LAND DESCRIPTION

TOTAL OB/XF7,282

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH00006RM122.00358.001.00LT1.001.001.0045,000.0045,000.0045,000

REVIEW DATE02/27/2024BYKBA

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