

LOT 47  
IN OR 2189/1665  
NASSAU VILLAGE #3 UNR

GIBSON WILLIAM R/ROLLINS ZELMA  
54103 JONAS ROAD  
CALLAHAN, FL 32011

2024

37-1N-25-299C-0047-0000



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                  |                                                                             |                      |           |             |                |                |             | MARKET ADJUSTMENTS       |           |          |                           |         |               |                   |            |                             |      | NASSAU COUNTY PROPERTY |      |     |              |        |  |  |  |          |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|-----------------------------------------------------------------------------|----------------------|-----------|-------------|----------------|----------------|-------------|--------------------------|-----------|----------|---------------------------|---------|---------------|-------------------|------------|-----------------------------|------|------------------------|------|-----|--------------|--------|--|--|--|----------|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION     | TYPE                                                                        | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                      | ECON      | FNCT     | NORM                      | % COND  | PAGE 1 of 1 6 |                   |            |                             |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| Exterior Wall                                                                                                                               | 30               | VINYL 100        | 0820                                                                        | 02                   | 1,056     | 86.5200     | 60.56          | 63,951         | 1986        | 1986                     | 0         | 0        | 0                         | 70.00   | 30.00         | VALUATION SUMMARY |            |                             |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100    | 1 M/H 93- - 100% - 2019                                                     |                      |           |             |                |                |             |                          |           |          | Heated Area: 1056         |         |               |                   |            | HX Base Yr 2019             |      |                        |      |     | VALUATION BY |        |  |  |  | STANDARD |  |  |  |  |
| Roof Cover                                                                                                                                  | 12               | MODULAR MT 100   | <div>24</div> <div>44</div> <div>24</div> <div>44</div> <div>BAS 1998</div> |                      |           |             |                |                |             |                          |           |          | BUILDING MARKET VALUE     |         |               |                   |            | 19,185                      |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| Interior Wall                                                                                                                               | 04               | PLYWOOD 50       |                                                                             |                      |           |             |                |                |             |                          |           |          | TOTAL MARKET OB/XF VALUE  |         |               |                   |            | 5,554                       |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 50       |                                                                             |                      |           |             |                |                |             |                          |           |          | TOTAL LAND VALUE - MARKET |         |               |                   |            | 45,000                      |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 90        |                                                                             |                      |           |             |                |                |             |                          |           |          | TOTAL MARKET VALUE        |         |               |                   |            | 69,739                      |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 10     |                                                                             |                      |           |             |                |                |             |                          |           |          | SOH/AGL Deduction         |         |               |                   |            | 36,010                      |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100      |                                                                             |                      |           |             |                |                |             |                          |           |          | ASSESSED VALUE            |         |               |                   |            | 33,729                      |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100   |                                                                             |                      |           |             |                |                |             |                          |           |          | TOTAL EXEMPTION VALUE     |         |               |                   |            | HX HB 25,000                |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| Bedrooms                                                                                                                                    | 3                | 100              |                                                                             |                      |           |             |                |                |             |                          |           |          | BASE TAXABLE VALUE        |         |               |                   |            | 8,729                       |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| Bathrooms                                                                                                                                   | 2                | 100              |                                                                             |                      |           |             |                |                |             |                          |           |          | TOTAL JUST VALUE          |         |               |                   |            | 69,739                      |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100   |                                                                             |                      |           |             |                |                |             |                          |           |          | NCON VALUE                |         |               |                   |            | 0                           |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100           | INCOME VALUE                                                                |                      |           |             |                |                |             |                          |           |          |                           |         |               |                   |            |                             |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| Units                                                                                                                                       | 0                | 100              | PREVIOUS YEAR MKT VALUE                                                     |                      |           |             |                | 67,705         |             |                          |           |          |                           |         |               |                   |            |                             |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| BUD8 Adjustme                                                                                                                               | 06               | DIST 1D 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                                                                                                                                         | 1,056            | 100              | 1,056                                                                       | 19,185               |           |             |                |                |             |                          |           |          |                           |         |               |                   |            |                             |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| TOTALS                                                                                                                                      |                  | 1,056            | 1,056                                                                       | 19,185               |           |             |                |                |             |                          |           |          |                           |         |               |                   |            |                             |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                  |                                                                             |                      |           |             |                |                |             | 54103 JONAS DR, CALLAHAN |           |          |                           |         |               |                   |            |                             |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| L N                                                                                                                                         | 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                  | 0         | 0           | 429.00         | SF             | 6.50        | 6.50                     | 100       | 1988     | 1988                      | 3       | 54.5          | 1,520             |            |                             |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| 2                                                                                                                                           | 0681             | POLE SHED        | 0                                                                           | 100                  | 20        | 20          | 400.00         | SF             | 15.00       | 15.00                    | 100       | 1998     | 1998                      | 3       | 26            | 1,560             |            |                             |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| 3                                                                                                                                           | 0940             | SHEDS/PORT       | 0                                                                           | 100                  | 12        | 8           | 96.00          | SF             | 19.50       | 19.50                    | 100       | 1995     | 1995                      | 3       | 20            | 374               |            |                             |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| 4                                                                                                                                           | 0500             | FP-PRE FAB       | 0                                                                           | 100                  | 0         | 0           | 1.00           | UT             | 3,500.00    | 3,500.00                 | 100       | 1986     | 1986                      | 3       | 60            | 2,100             |            |                             |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                  |                                                                             |                      |           |             |                |                |             |                          |           |          |                           |         |               |                   |            |                             |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS              | LAND USE DESCRIPTION                                                        | CAP                  | R D       | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE                | D T       | DPH 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         | 358.00         | 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 |                  |                  |                                                                             |                      |           |             |                |                |             |                          |           |          |                           |         |               |                   |            |                             |      |                        |      |     |              |        |  |  |  |          |  |  |  |  |