

LOT 49
R359517
L/E OR 1705/1953

O'NEAL JESSE DAVID JR
54055 JONAS DR
CALLAHAN, FL 32011

2024

37-1N-25-299C-0049-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structure	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	05	ASPH TILE	100
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	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
BAS	1,236	100	1,236
UOP	40	25	10
UOP	120	25	30
USP	136	50	68
TOTALS	1,532		1,344
			27,095

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,344	96.0000	67.20	90,317	1965	1970	0	0	70.00	30.00

1 M/H 93- - 0% - 0

Heated Area: 1236 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			27,095
TOTAL MARKET OB/XF VALUE			1,933
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			74,028
SOH/AGL Deduction			21,272
ASSESSED VALUE			52,756
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			52,756
TOTAL JUST VALUE			74,028
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			72,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E941093	TEMP POLE	290	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1705/1953	10/13/2010	QC	U	I	11	100
GRANTOR: LLOYD GLORIA A						
GRANTEE: O'NEAL JESSE DAVID						
0774/1244	10/22/1996	QC	U	I	01	100
GRANTOR: LLOYD JESSE L						
GRANTEE: LLOYD JESSE OR GLOR						

EXTRA FEATURES															
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	0510	GARAGE WD-	0	0	19	17		323.00	SF	26.95				1,741	
2	1242	WD DECK A	0	0	8	12		96.00	SF	10.00				192	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W7 UOP=[YR=1993] N5 W8 S5 E8 \$ W8 N12 W1
USP=[YR=1993] N8 W17 S8 E17\$ W18 S12 W22 S10 E12
UOP=[YR=1993] S10 E12 N10 W12\$ E12 S14 E32 N24\$.

LAND DESCRIPTION																								
TOTAL OB/XF 1,933																								
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	0	0006	RM	122.00	357.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							