LOT 5
IN OR 925/1190
NASSAU VILLAGE #4 UNR

VOLL JEROME & JOY
54535 JONAS DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-299D-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

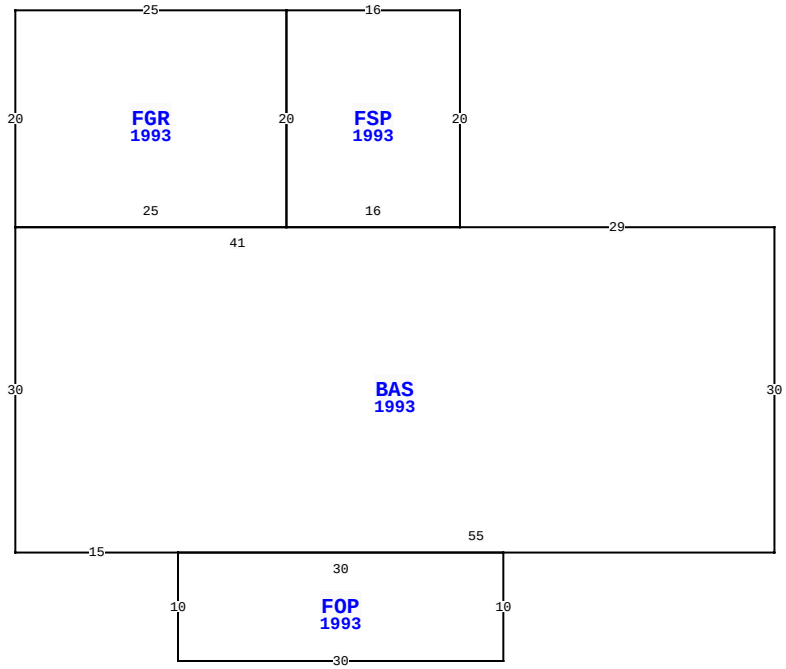
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2,100	217,184
FGR	500	55	275	28,441
FOP	300	30	90	9,308
FSP	320	40	128	13,238
TOTALS	3,220		2,593	268,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,593	96.7680	120.96	313,649	1989	1994	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2001 Heated Area: 2100 HX Base Yr 2001



54535 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		268,170
TOTAL MARKET OB/XF VALUE		22,269
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		335,439
SOH/AGL Deduction		163,902
ASSESSED VALUE		171,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,537
TOTAL JUST VALUE		335,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007297	SWIM POOL	15,000	07/01/2000
5112	NEW CONSTR	2,800	05/25/1988
3065	NEW CONSTR	3,200	05/25/1988
4370	N/A	76,129	09/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0925/1190	3/24/2000	WD	Q	I		125,000
GRANTOR: PEEPLES KEVIN J & TRA						
GRANTEE: VOLL JEROME & JOY						
0758/0743	4/30/1996	WD	Q	I		135,000
GRANTOR: COARSEY JACQUELINE &						
GRANTEE: PEEPLES KEVIN & TRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FSP=[YR=1993] N20 W16 FGR=[YR=1993] W25 S20 E25 N20$ S20 E16$ W41 S30 E15 FOP=[YR=1993] S10 E30 N10 W30$ E55 N30$.

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	0810	CONCRETE A	0	100	0	0	478.00	SF	6.50	6.50	100	1989	1989	3	57	1,771	
2	0510	GARAGE WD-	0	100	20	28	560.00	SF	24.85	24.85	100	1989	1989	3	20	2,783	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2000	2000	3	25	8,925	
4	0845	KOOL DECK	0	100	0	0	796.00	SF	7.25	7.25	100	2000	2000	3	79	4,559	
5	0812	CONCRETE C	0	100	0	0	1,290.00	SF	4.00	4.00	100	2002	2002	3	82	4,231	

LAND DESCRIPTION

TOTAL OB/XF 22,269

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	000100	C	SFR	100	0006	RM	278.00	328.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/25/2019 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS