LOT 5
1990 DEST DW/MH
NASSAU VILLAGE #5 UNR

WHITE DEBORAH A
54656 JONAS DRIVE
CALLAHAN, FL 32011

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

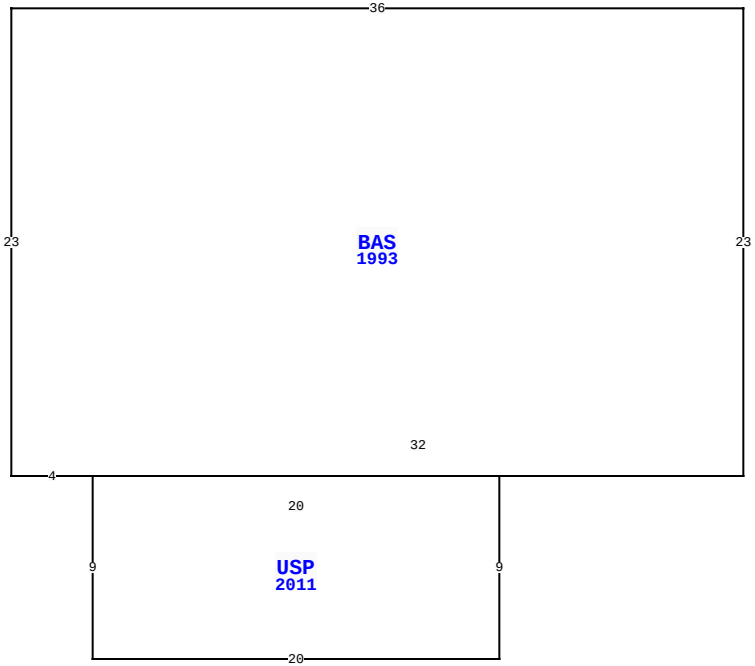
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	828	100	828	20,309
USP	180	50	90	2,207
TOTALS	1,008		918	22,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	918	116.8000	81.76	75,056	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 828 HX Base Yr 2004



54656 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		22,517
TOTAL MARKET OB/XF VALUE		1,351
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		59,868
SOH/AGL Deduction		25,314
ASSESSED VALUE		34,554
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,554
TOTAL JUST VALUE		59,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/0070	7/03/2021	QC	U	I	11	100
GRANTOR: WHITE JEFFREY L & DEB						
GRANTEE: WHITE DEBORAH A						
2479/1755	7/03/2021	QC	U	I	11	100
GRANTOR: WHITE JEFFREY L & DEB						
GRANTEE: WHITE DEBORAH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S23 E4 USP=[YR=2011] S9 E20 N9 W20$ E32 N23$.

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	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	1985	1985	3	20	1,008	
2	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	1984	1984	3	44	343	

LAND DESCRIPTION

TOTAL OB/XF 1,351

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	127.00	667.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS