TRACT 2 UNR SUB
IN OR 1588/1022
R497870 & R497871

JONES EARL R JR
55362 BEAR RUN RD
CALLAHAN, FL 32011

2025

33-2N-25-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

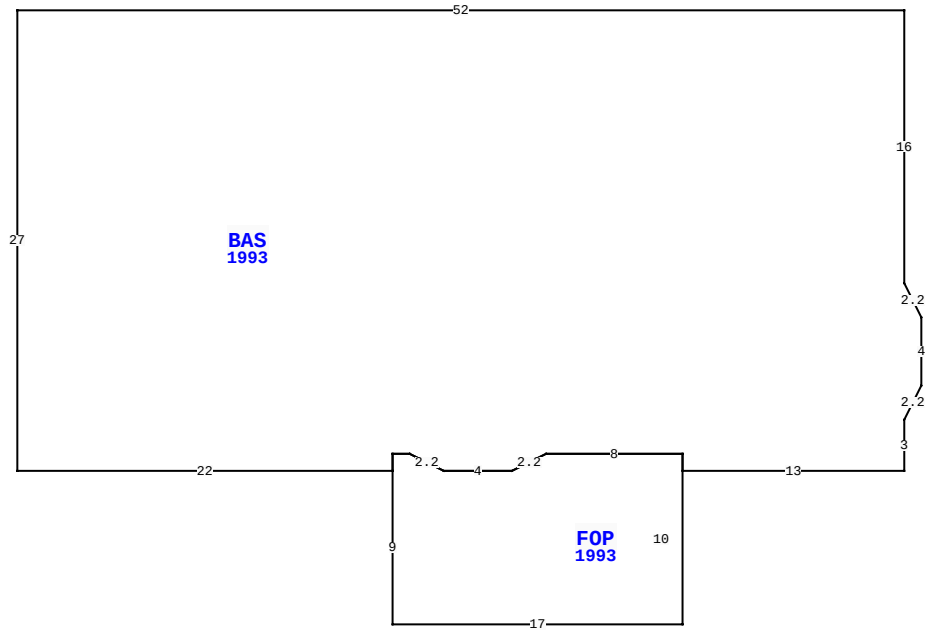
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,399	100	1993	1,399	39,485
FOP	164	30	1993	49	1,383
TOTALS	1,563			1,448	40,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,448	117.6000	94.08	136,228	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1399 HX Base Yr



55126 HART TER, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,868
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	49,500
TOTAL MARKET VALUE	92,468
SOH/AGL Deduction	34,934
ASSESSED VALUE	57,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,534
TOTAL JUST VALUE	92,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8795	MH MOVE-ON	16,000	02/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1588/1022	10/07/2008	TX	Q	I	04	13,400
GRANTOR: TAX COLLECTOR						
GRANTEE: JONES EARL R JR						
0305/0600	12/01/1979	WD	Q	I		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E22 FOP=[YR=1993] S9 E17 N10 W8 L2 D1 W4 U1 L2 W1 S1$ N1 E1 R2 D1 E4 U1 R2 E8 S1 E13 N3 U2 R1 N4 L1 U2 N16$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	RES	0		OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,500							

REVIEW DATE 04/04/2024 BY TWA Total Acres: 1.10 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS