

VOLL JOY R & JEROME
54535 JONAS DR
CALLAHAN, FL 32011

37-1N-25-296A-0033-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																							
Exterior Wall		26	0820		02	1,104	115.2000	92.16	101,745	1979	1979	0	0	0	70.00	30.00	TAX GROUP: 6																						
Roof Structure		03	1 M/H		93-	-	0%	-	0	Heated Area: 1104						HX Base Yr						Tax Dist:																	
Roof Cover		12															BUILDING MARKET VALUE																						
Interior Wall		04															TOTAL MARKET OB/XF VALUE																						
Interior Floor		14															TOTAL LAND VALUE - MARKET																						
Interior Floor		08															TOTAL MARKET VALUE																						
Air Condition		03															SOH/AGL Deduction																						
Heating Type		04															ASSESSED VALUE																						
Bedrooms																	TOTAL EXEMPTION VALUE																						
Bathrooms																	BASE TAXABLE VALUE																						
Frame		02															TOTAL JUST VALUE																						
Stories		1.															NCON VALUE																						
Units																	INCOME VALUE																						
																	PREVIOUS YEAR MKT VALUE																						
Quality		03															PERMIT NUM																						
DOR CODE		0200															DESCRIPTION																						
MAP NUM																	AMT																						
NEIGHBORHOOD/LOC		8026.00															ISSUED																						
AREA TYPE																																							
TOTAL GROSS AREA																																							
PCT OF BASE																																							
YEAR																																							
TOT ADJ AREA																																							
SUBAREA MARKET VALUE																																							
BAS		1,104	100	1993	1,104	30,524																																	
TOTALS		1,104			1,104	30,524																																	
EXTRA FEATURES										54323 LEE STONER RD, CALLAHAN										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
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	0680	POLE SHED		0	0	14	24	336.00		SF	10.00	10.00	100	1980	1980	3	20	672																					
2	1243	WD DECK F		0	0	8	10	80.00		SF	8.00	8.00	100	1980	1980	3	20	128																					
3	1242	WD DECK A		0	0	8	8	64.00		SF	10.00	10.00	100	1987	1987	3	20	128																					
4	1242	WD DECK A		0	0	4	12	48.00		SF	10.00	10.00	100	1995	1995	3	20	96																					
LAND DESCRIPTION										TOTAL OB/XF										1,024																			
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	RM	150.00	319.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																					
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2025

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		26		AL SIDING 100		0820		02		938		94.2000		75.36		70,688		1973		1973		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structur		01		FLAT 100		2		M/H		93-		-		0%		-		0		Heated Area: 938		HX		Base Yr		Tax Group: 6					Tax Dist:								
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					51,730				
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					1,024				
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					50,000				
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					102,754				
Air Condition		02		WINDOW 100																										SOH/AGL Deduction					34,982				
Heating Type		02		CONVECTION 100																										ASSESSED VALUE					67,772				
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				1 100																										BASE TAXABLE VALUE					67,772				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					102,754				
Stories		1.		1. 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					91,288				