LOT 9 RP 1184 & 1185
IN OR 358 PG 753
NASSAU VILLAGE # 3 UNR

WILKIE NANCY B
54064 JONAS DRIVE
CALLAHAN, FL 32011-4707

2025

37-1N-25-299C-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
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

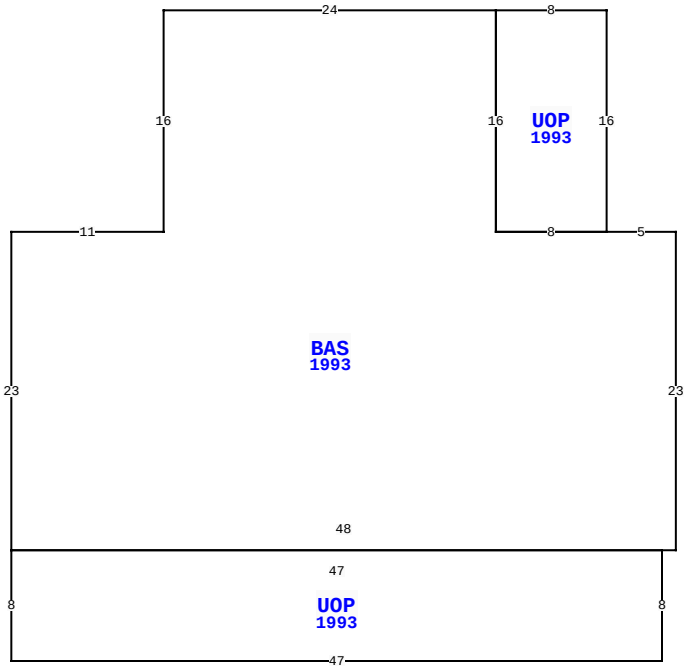
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1993	1,488	35,962
UOP	128	25	1993	32	773
UOP	376	25	1993	94	2,272
TOTALS	1,992			1,614	39,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,614	100.7000	80.56	130,024	1972	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1488 HX Base Yr 1975



54064 JONAS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		39,007
TOTAL MARKET OB/XF VALUE		1,779
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		90,786
SOH/AGL Deduction		56,511
ASSESSED VALUE		34,275
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		4,275
TOTAL JUST VALUE		90,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0358/0753	5/01/1982	WD	U	V		3,200

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 UOP=[YR=1993] N16 W8 S16 E8$ W8 N16 W24 S16 W11 S23 UOP=[YR=1993] S8 E47 N8 W47$ E48 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	10	16	160.00	SF	18.30	18.30	100	1980	1980	3	20	586	
2	0940	SHEDS/PORT	0	100	8	15	120.00	SF	20.10	20.10	100	1984	1984	3	20	482	
3	0681	POLE SHED	0	100	11	15	165.00	SF	15.00	15.00	100	1984	1984	3	20	495	
4	0350	CARPORT WD	0	100	9	14	126.00	SF	8.58	8.58	100	2000	2000	3	20	216	

LAND DESCRIPTION

TOTAL OB/XF 1,779

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	100	0006	RM	105.00	400.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS