LOT 10
IN OR 2462/1832
NASSAU VILLAGE 3 UNR

FINSNESS JON STANLEY
54084 JONAS WAY
CALLAHAN, FL 32011

2025

37-1N-25-299C-0010-0000

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 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

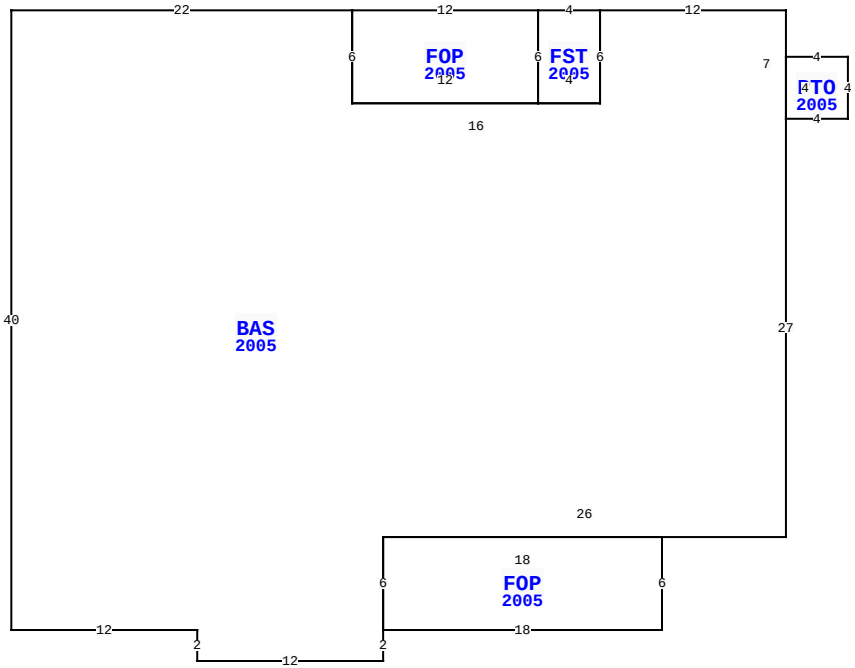
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	2005	1,772	202,507
FOP	72	30	2005	22	2,514
FOP	108	30	2005	32	3,657
FST	24	55	2005	13	1,486
PTO	16	5	2005	1	114
TOTALS	1,992			1,840	210,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,840	95.4000	125.93	231,711	2005	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2010 Heated Area: 1772 HX Base Yr 2010



54084 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		210,278
TOTAL MARKET OB/XF VALUE		7,332
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		267,610
SOH/AGL Deduction		142,066
ASSESSED VALUE		125,544
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,822
TOTAL JUST VALUE		267,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10099	MECH OTHER	0	08/01/2005
P9505	OTHER	0	05/01/2005
B15052	NEW CONSTR	168,500	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2462/1834	3/26/2021	QC	U	I	11	100
GRANTOR: FINSNESS REBECCA						
GRANTEE: FINSNESS JON STANLE						
1617/0017	4/17/2009	WD	Q	I	01	172,500
GRANTOR: HODGES MARK ETAL						
GRANTEE: FINSNESS JON S & RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FST=[YR=2005] W4 FOP=[YR=2005] W12 S6 E12 N6$ S6 E4 N6$ S6 W16 N6 W22 S40 E12 S2 E12 N2 FOP=[YR=2005] E18 N6 W18 S6$ N6 E26 N27 PTO=[YR=2005] E4 N4 W4 S4 $ N7$.

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	8	24	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
2	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	1980	1980	3	20	1,498	
3	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1980	1980	3	20	4,200	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1984	1984	3	20	482	

LAND DESCRIPTION

TOTAL OB/XF 7,332

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	120.00	410.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

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