LOT 23
IN OR 2379/152
NASSAU VILLAGE 3 UNR

TATUM LINDA F L/E/
54242 JONAS WAY
CALLAHAN, FL 32011

2025

37-1N-25-299C-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 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	05	Quality Level 05

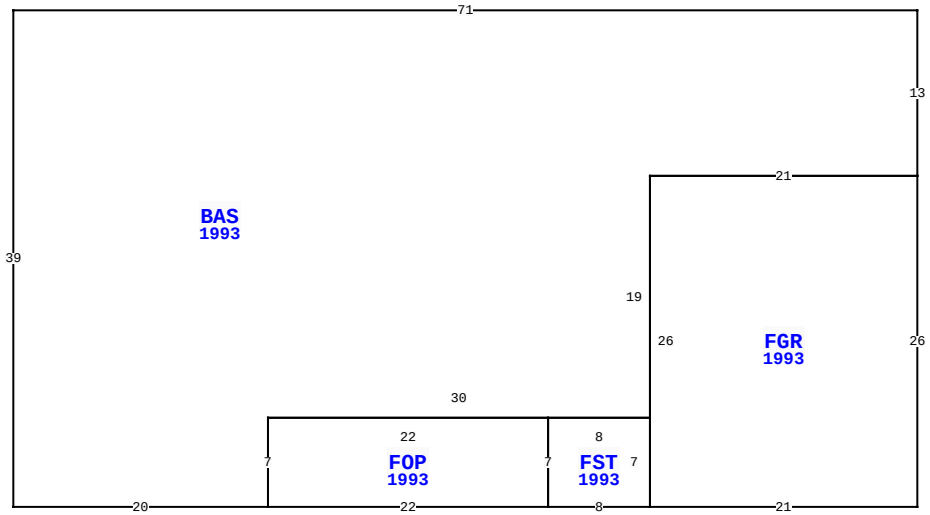
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	1993	2,013	182,829
FGR	546	55	1993	300	27,247
FOP	154	30	1993	46	4,178
FST	56	55	1993	31	2,815
TOTALS	2,769			2,390	217,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,390	132.5940	132.59	316,890	1976	1981	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 0 Heated Area: 2013 HX Base Yr 1985



54242 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		217,070
TOTAL MARKET OB/XF VALUE		3,346
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		270,416
SOH/AGL Deduction		131,718
ASSESSED VALUE		138,698
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		77,976
TOTAL JUST VALUE		270,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7895	XFOB	4,224	03/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0152	7/28/2020	QC	U	I	11	100
GRANTOR: TATUM JAMES A SR & LI						
GRANTEE: TATUM JOINT TRUST						
0380/0213	3/01/1983	WD	Q	I		73,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W71 S39 E20 FOP=[YR=1993] E22 FST=[YR=1993] E8 FGR=[YR=1993] E21 N26 W21 S26$ N7 W8S7$ N7 W22S7$ N7 E30 N19 E21 N13$.

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	0810	CONCRETE A	0	100	0	0	440.00	SF	6.50	6.50	100	1980	1980	3	30	858	
2	1243	WD DECK F	0	100	0	0	430.00	SF	8.00	8.00	100	1985	1985	3	20	688	
3	0351	CARPORT MT	0	100	30	30	900.00	SF	10.00	10.00	100	1997	1997	3	20	1,800	

LAND DESCRIPTION

TOTAL OB/XF 3,346

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	125.00	325.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS