LOT 27
IN OR 2495/569
NASSAU VILLAGE 3 UNR

CARTER ROGER D/TURKNETT BONNIE R
54332 JONAS DR
CALLAHAN, FL 32011

2025

37-1N-25-299C-0027-0000

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

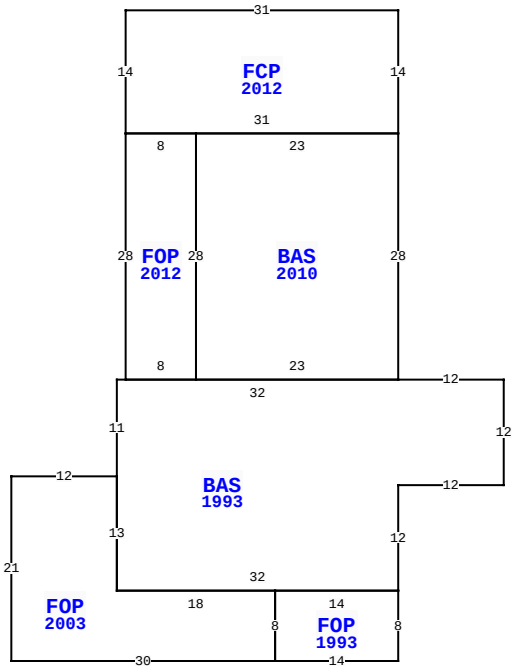
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	73,415
BAS	644	100	2010	644	51,841
FCP	434	25	2012	108	8,694
FOP	112	30	1993	34	2,737
FOP	396	30	2003	119	9,580
FOP	224	30	2012	67	5,393
TOTALS	2,722			1,884	151,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	100.9400	100.94	190,171	1945	1972	0	0	0	20.25	79.75

1 SINGLE FAM – 0% - 0 Heated Area: 1556 HX Base Yr



54332 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	151,661
TOTAL MARKET OB/XF VALUE	45,933
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	247,594
SOH/AGL Deduction	26,262
ASSESSED VALUE	221,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,332
TOTAL JUST VALUE	247,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326917	CARPORT	8,605	03/01/2013
B25659	ADDITION	18,093	02/01/2012
B25492	ADDITION	3,200	01/01/2012
B15494	CARPORT	6,510	06/01/2005
R07144	REPAIR/RRF	5,000	02/01/2005
B14467	ADDITION	57,228	01/31/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/0569	9/03/2021	QC	U	I	11	100
GRANTOR: CARTER ROGER D & BONN						
GRANTEE: CARTER ROGER D & BO						
2290/1465	7/16/2019	WD	Q	I	01	220,000
GRANTOR: WATTS WILLIAM D JR						
GRANTEE: CARTER ROGER D & BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2010] N28 FCP=[YR=2012] N14 W31 S14 FOP=[YR=2012] S28 E8 N28 W8 $ E31 $ W23 S28 E23 $ W32 S11 FOP=[YR=2003] W12 S21 E30 FOP=[YR=1993] E14 N8 W14 S8 $ N8 W18 N13 $ S13 E32 N12 E12 N12 $.

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	0	0	0	224.00	SF	30.00	30.00	100	1990	1990	3	20	1,344	
2	0940	SHEDS/PORT	0	0	12	20	240.00	SF	13.20	13.20	100	1985	1985	3	20	634	
3	0810	CONCRETE A	0	0	0	0	269.00	SF	4.88	4.88	100	1990	1990	3	57	747	
4	0351	CARPORT MT	0	0	35	26	910.00	SF	10.00	10.00	100	2012	2012	3	50	4,550	
5	1242	WD DECK A	0	0	0	0	96.00	SF	10.00	10.00	100	2012	2012	3	50	480	
6	0911	SCRN RM A	0	0	0	0	120.00	SF	17.50	17.50	100	2012	2012	3	50	1,050	
7	0510	GARAGE WD-	0	0	34	40	1,360.00	SF	35.00	35.00	100	2016	2016	3	78	37,128	

LAND DESCRIPTION

TOTAL OB/XF 45,933

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	0006	RM	125.00	336.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS