LOT 28
IN OR 2266/1512
NASSAU VILLAGE 3 UNR

BERGL KAREL
54356 JONAS DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-299C-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

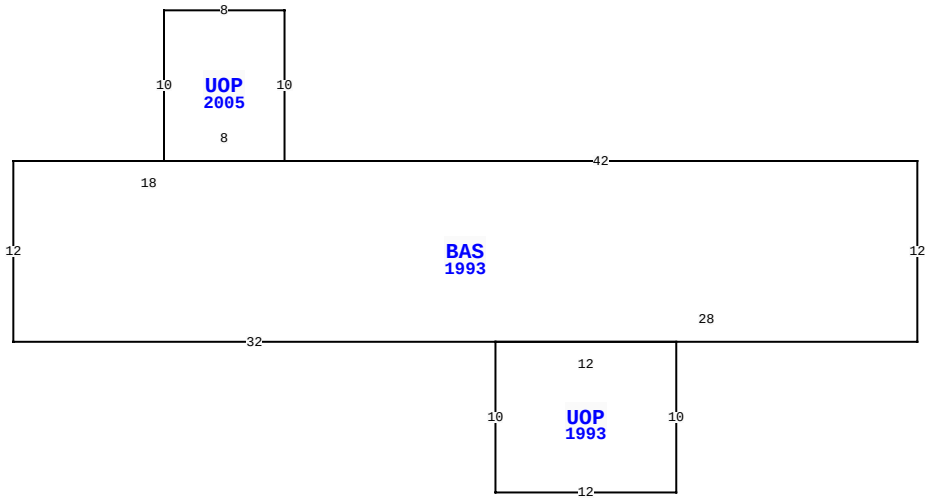
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	720	100	1993	720	5,550
UOP	120	25	1993	30	231
UOP	80	25	2005	20	154
TOTALS	920			770	5,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
0820	02	770	48.1800	38.54	29,676	1971	1971	0	0	25	70.00	20.00

2 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



54356 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	60,887
TOTAL MARKET OB/XF VALUE	7,447
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	118,334
SOH/AGL Deduction	3,072
ASSESSED VALUE	115,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,262
TOTAL JUST VALUE	118,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11687	CARPORT	845	09/01/2003
7156	ADDITION	4,000	04/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/1512	3/21/2019	WD	Q	I	01	80,000
GRANTOR: ROSIAN FRANCIS E ET A						
GRANTEE: BERGL KAREL						
2258/0451	2/11/2019	FJ	U	I	11	0
GRANTOR: ROSIAN FRANCIS G EST						
GRANTEE: ROSIAN FRANCIS E ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 UOP=[YR=2005] N10 W8 S10 E8 $ W18 S12 E32
UOP=[YR=1993] S10 E12 N10 W12$ E28 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	11	16	176.00	SF	18.30	18.30	100	1980	1980	3	20	644	
2	0940	SHEDS/PORT	0	0	10	16	160.00	SF	18.30	18.30	100	1990	1990	3	20	586	
3	0940	SHEDS/PORT	0	0	11	21	231.00	SF	20.10	20.10	100	1985	1985	3	20	929	
4	0681	POLE SHED	0	0	5	10	50.00	SF	15.00	15.00	100	1988	1988	3	20	150	
5	0812	CONCRETE C	0	0	0	0	2,470.00	SF	4.00	4.00	100	1988	1988	3	52	5,138	

LAND DESCRIPTION

TOTAL OB/XF 7,447

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	173.00	346.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/08/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	05	Quality Level 05

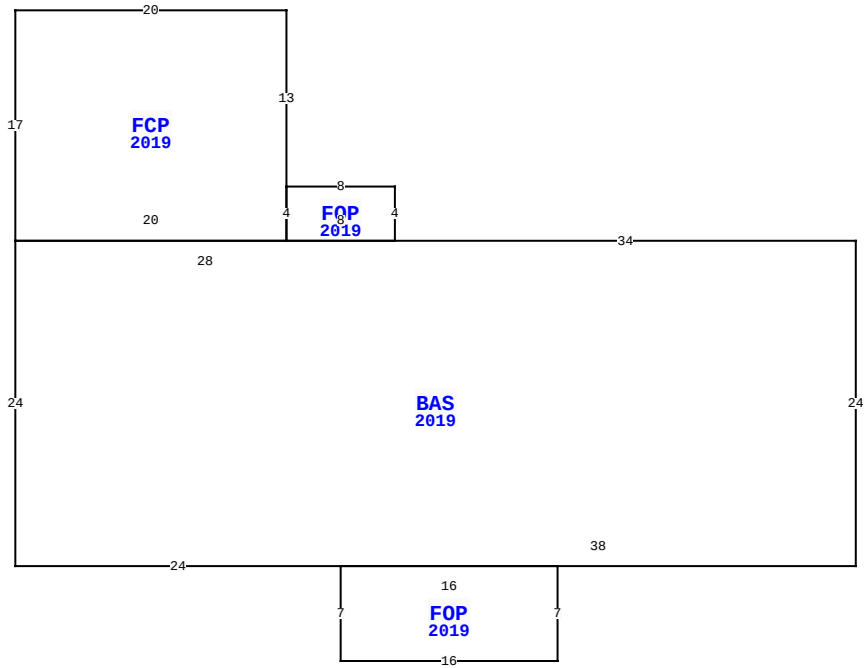
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2019	1,488	50,568
FCP	340	25	2019	85	2,889
FOP	32	30	2019	10	340
FOP	112	30	2019	34	1,156
TOTALS	1,972			1,617	54,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,617	141.6000	113.28	183,174	1973	1995	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 1488 HX Base Yr



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NASSAU COUNTY PROPERTY

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GRANTOR: ROSIAN FRANCIS G EST						
GRANTEE: ROSIAN FRANCIS E ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W34 FOP=[YR=2019] N4 W8 FCP=[YR=2019] N13 W20 S17 E20 N4$ S4 E8$ W28 S24 E24 FOP=[YR=2019] S7 E16 N7 W16$ E38 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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