LOT 32
IN OR 2708/1857
NASSAU VILLAGE 3 UNR

CLIFFORD JEREMY ALLEN & REBECCA LYNN
54398 JONAS DR
CALLAHAN, FL 32011

2025

37-1N-25-299C-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	06	Quality Level 06

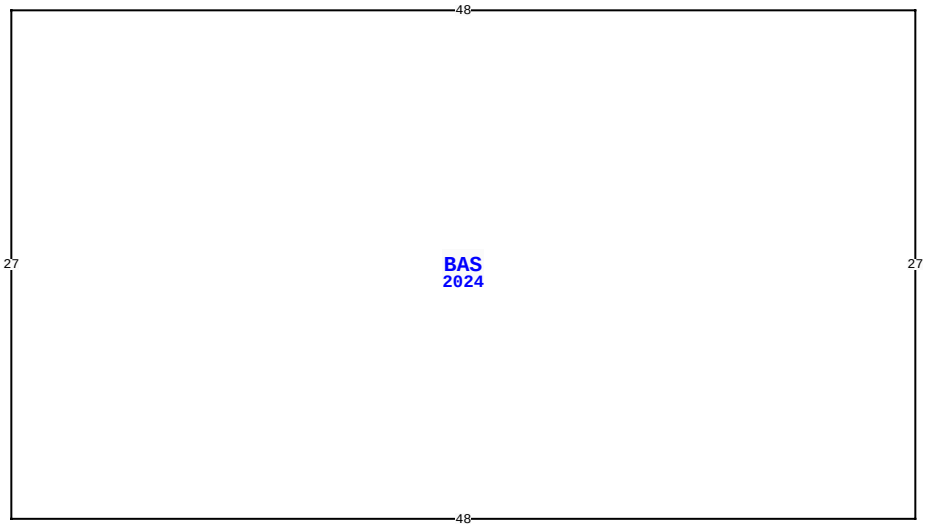
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2024	1,296	165,872
TOTALS	1,296			1,296	165,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	152.1000	129.28	167,547	2023	2023	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2025 Heated Area: 1296 HX Base Yr 2025



54398 JONAS DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		165,872
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		205,872
SOH/AGL Deduction		0
ASSESSED VALUE		205,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,150
TOTAL JUST VALUE		205,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006281	CO'D	0	12/01/2023
MH23-11787	REPLACEMENT DW/MH		09/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2708/1857	4/18/2024	WD	Q	I	02	264,000
GRANTOR: MOORE JULIA						
GRANTEE: CLIFFORD JEREMY ALL						
2680/1224	11/01/2023	QC	U	I	11	100
GRANTOR: MOORE JULIA						
GRANTEE: MOORE JULIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E48 S27 W48 N27 $
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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
1	000100	C	RES	100	0006	RM	125.00	306.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 12/21/2023 BY KW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS