LOT 33
IN OR 352/272 & OR 705/256
NASSAU VILLAGE 3 UNR

STEWART BARRY L & DONA W
PO BOX 768
CALLAHAN, FL 32011-0768

2025

37-1N-25-299C-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

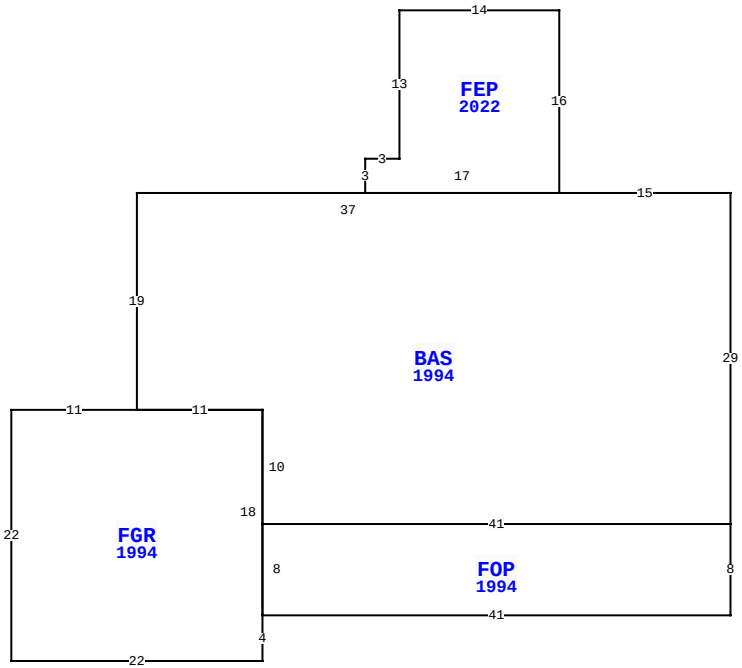
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100	1994	1,398	140,235
FEP	233	80	2022	186	18,657
FGR	484	55	1994	266	26,683
FOP	328	30	1994	98	9,831
TOTALS	2,443			1,948	195,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,948	124.6119	124.61	242,740	1994	1998	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 1398 HX Base Yr 1995



54420 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		195,406
TOTAL MARKET OB/XF VALUE		25,451
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		260,857
SOH/AGL Deduction		104,174
ASSESSED VALUE		156,683
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,961
TOTAL JUST VALUE		260,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008700	REMODEL	16,233	06/07/2022
B1531298	GARAGE	57,126	10/01/2015
94718	NEW CONSTR	80,355	01/01/1994
3939	H/AC	1,900	09/16/1991
5780	GARAGE	10,608	06/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0705/0256	5/23/1994	WD	Q	I	06	34,000
GRANTOR: STEWART BARRY & DONA						
GRANTEE: STEWART BARRY & DON						
0352/0272	1/01/1982	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W15 FEP=[YR=2022] N16 W14 S13 W3 S3 E17$ W37 S19 FGR=[YR=1994] W11 S22 E22 N4 FOP=[YR=1994] E41 N8 W41 S8$ N18 W11 $ E11 S10 E41 N29$.

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	10	13	130.00	SF	20.10	20.10	100	1987	1987	3	20	523	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1989	1989	3	54.5	13,603	
3	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,134	
4	0812	CONCRETE C	0	100	0	0	2,442.00	SF	4.00	4.00	100	1994	1994	3	66	6,447	
5	0351	CARPORT MT	0	100	36	16	576.00	SF	10.00	10.00	100	2015	2015	3	65	3,744	

LAND DESCRIPTION

TOTAL OB/XF 25,451

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	372.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 12/20/2022 BY KW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS