LOT 34
IN OR 593/1148
NASSAU VILLAGE 3 UNR

MOREHEAD LARRY G JR & KIMBERLY
54450 JONAS DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-299C-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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	03	Quality Level 03

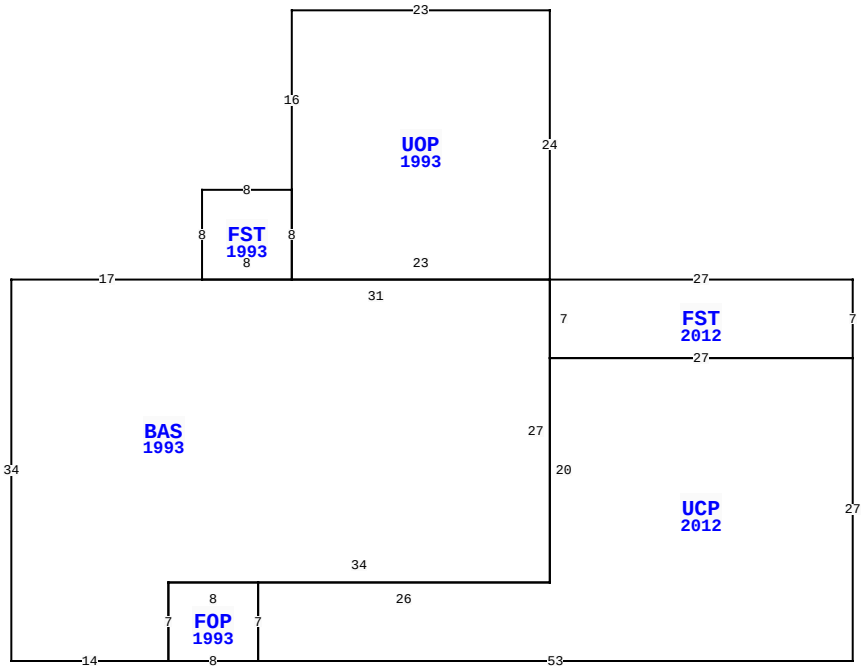
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100	1993	1,394	112,548
FOP	56	30	1993	17	1,373
FST	64	55	1993	35	2,826
FST	189	55	2012	104	8,396
UCP	911	20	2012	182	14,694
UOP	552	20	1993	110	8,881
TOTALS	3,166			1,842	148,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,842	105.1000	105.10	193,594	1966	1975	0	0	0	23.18	76.82

1 SINGLE FAM – 100% - 0 Heated Area: 1394 HX Base Yr 1991



54450 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		148,719
TOTAL MARKET OB/XF VALUE		333
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		189,052
SOH/AGL Deduction		93,736
ASSESSED VALUE		95,316
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,594
TOTAL JUST VALUE		189,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700345	REPAIR/RRF	9,500	01/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0593/1148	3/28/1990	WD	Q	I		60,000
GRANTOR: LUKE GEORGE & ANNE						
GRANTEE: MOREHEAD LARRY & KI						
0315/0759	6/01/1980	WD	Q	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W23 S16 FST=[YR=1993] W8 S8 BAS=[YR=1993] W17 S34 E14 FOP=[YR=1993] E8 UCP=[YR=2012] E53 N27 FST=[YR=2012] N7 W27 S7 E27$ W27 S20 W26 S7$ N7 W8 S7$ N7 E34 N27 W31$ E8 N8$ S8 E23 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
1	0350	CARPORT WD	0	100	8	16	128.00	SF	13.00	13.00	100	1993	1993	3	20	333	

LAND DESCRIPTION

TOTAL OB/XF 333

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	408.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS