LOT 36
IN OR 173 PG 14
NASSAU VILLAGE 3 UNR

ANDERSON NINA E EST
54498 JONAS DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-299C-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

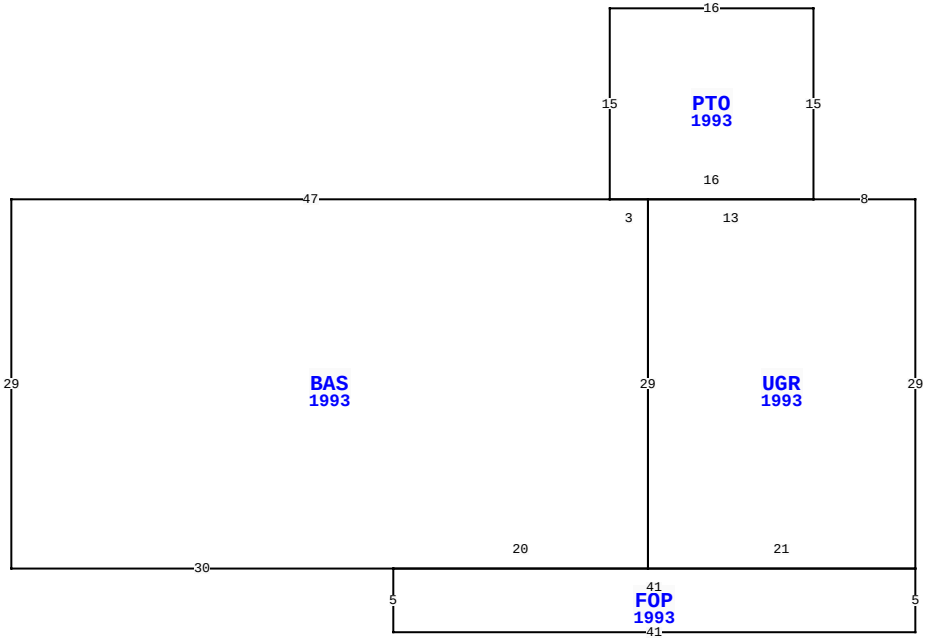
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	1993	1,450	123,250
FOP	205	30	1993	62	5,270
PTO	240	5	1993	12	1,020
UGR	609	45	1993	274	23,290
TOTALS	2,504			1,798	152,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	125.0000	125.00	224,750	1972	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1450 HX Base Yr



54498 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	152,830
TOTAL MARKET OB/XF VALUE	13,374
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	206,204
SOH/AGL Deduction	0
ASSESSED VALUE	206,204
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,204
TOTAL JUST VALUE	206,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995836	GARAGE	25,000	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0173/0014	1/01/1974	WD	Q	I		35,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W8 PTO=[YR=1993] N15 W16 S15 BAS=[YR=1993] W47 S29 E30 FOP=[YR=1993] S5 E41 N5 W41$ E20 N29 W3$ E16$ W13 S29 E21 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	0812	CONCRETE C	0	0	0	0	1,894.00	SF	3.20	3.20	100	1980	1980	3	30	1,818	
2	0510	GARAGE WD-	0	0	40	25	1,000.00	SF	35.00	35.00	100	1999	1999	3	26	9,100	
3	0801	ASPHALT A	0	0	23	20	460.00	SF	3.00	3.00	100	1994	1994	3	50	690	
4	0810	CONCRETE A	0	0	0	0	286.00	SF	6.50	6.50	100	2016	2016	3	95	1,766	

LAND DESCRIPTION

TOTAL OB/XF 13,374

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	492.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS