

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 100
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

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	1,440	118.0000	94.40	135,936	1976	1976	0	0	70.00	30.00														
1 M/H 93- - 100% - 2003 Heated Area: 1440 HX Base Yr 2003																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>03/31/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					03/31/2025	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		40,781	
TOTAL MARKET OB/XF VALUE		1,557	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		82,338	
SOH/AGL Deduction		40,605	
ASSESSED VALUE		41,733	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		16,733	
TOTAL JUST VALUE		82,338	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		73,240	

Quality		03	Quality Level 03		
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	1,440	100	1993	1,440	40,781
TOTALS		1,440		1,440	40,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/0734	5/07/2002	WD	Q	I		80,000
GRANTOR: WALKER TRAVIS E & WAN						
GRANTEE: NIDEFSKE ROBERT JOH						
0347/0675	11/01/1981	WD	U	I		3,800
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
L N	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	10		20.10	20.10	100	1975	1975	3	20	402	
2	1242	WD DECK A	0	100	6	6		10.00	10.00	100	1988	1988	3	20	72	
3	0681	POLE SHED	0	100	19	19		15.00	15.00	100	1970	1970	3	20	1,083	

54544 JONAS DR, CALLAHAN													
TOTAL OB/XF 1,557													

BUILDING NOTES																

BUILDING DIMENSIONS													
BAS=[YR=1993] W60 S24 E60 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RM	125.00	524.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000										