

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	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
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
BAS	1,344	100	1993
UOP	200	25	1993
TOTALS	1,544		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	1,394	119.6000	95.68	133,378	1972	1980	0	0	70.00	30.00												
1 M/H 93- - 100% - 0																							
Heated Area: 1344																							
HX Base Yr 1986																							
<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>03/31/2025</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				03/31/2025		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			03/31/2025																				

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			64,432
TOTAL MARKET OB/XF VALUE			12,520
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			126,952
SOH/AGL Deduction			64,047
ASSESSED VALUE			62,905
TOTAL EXEMPTION VALUE	HX HB		37,905
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			126,952
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0460/0627	6/27/1985	WD Q	Q	I		26,488
GRANTOR: UNITED COMPANIES FINA						
GRANTEE: DORAN KYLE E & GWEN						
0338/0560	6/01/1981	WD Q	Q	I		20,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	100	0	0	1,794.00	SF	4.00	4.00	100
2	1243	WD DECK F	0	100	0	0	412.00	SF	8.00	8.00	100
3	0752	USP	0	100	14	20	280.00	SF	15.00	15.00	100
4	0811	CONCRETE B	0	100	0	0	1,254.00	SF	5.20	5.20	100
5	0752	USP	0	100	20	10	200.00	SF	15.00	15.00	100
6	0681	POLE SHED	0	100	26	7	182.00	SF	15.00	15.00	100

TOTAL OB/XF												12,520
54265 JONAS DR, CALLAHAN												

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W56 S24 E32 UOP=[YR=1993] S10 E20 N10 W20\$ E24 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												12,520
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	0006	RM	130.00	335.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

