

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	50
Interior Wall	08	DECORATIVE	50
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	1,674	100	1993
UOP	288	25	1993
USP	312	50	1993
TOTALS	2,274		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	1,902	124.1000	99.28	188,831	1988	1988	0	0	70.00	30.00												
1 M/H 93- - 100% - 2004																							
Heated Area: 1674																							
HX Base Yr 2004																							
<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		
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			03/31/2025																				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			56,649
TOTAL MARKET OB/XF VALUE			8,129
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			114,778
SOH/AGL Deduction			61,256
ASSESSED VALUE			53,522
TOTAL EXEMPTION VALUE	HX HB	28,522	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			114,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			102,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970637	REPAIR/RRF	2,000	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1122/1929	3/19/2003	WD	Q	I		85,000
GRANTOR: SPARKS PATRICIA						
GRANTEE: NEWHOFF SHAWN M & T						
1063/0695	6/18/2002	WD	Q	I	01	100
GRANTOR: VANFOSSEN DAVID D						
GRANTEE: SPARKS PATRICIA						

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	0812	CONCRETE C	0	100	0	0	1,428.00	SF	4.00	4.00	100	1985	1985	3	44	2,513	
2	0510	GARAGE WD-	0	100	18	26	468.00	SF	35.00	35.00	100	1989	1989	3	20	3,276	
3	0940	SHEDS/PORT	0	100	7	10	70.00	SF	30.00	30.00	100	1989	1989	3	20	420	
4	0940	SHEDS/PORT	0	100	16	20	320.00	SF	30.00	30.00	100	1987	1987	3	20	1,920	
TOTALS															8,129		

BUILDING NOTES														
54197 JONAS DR, CALLAHAN														

BUILDING DIMENSIONS														
BAS=[YR=1993] W9 UOP=[YR=1993] N12 W24 S12 E24\$ W53 S27 E19 USP=[YR=1993] S13 E24 N13 W24\$ E43 N27\$.														

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	130.00	335.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							