

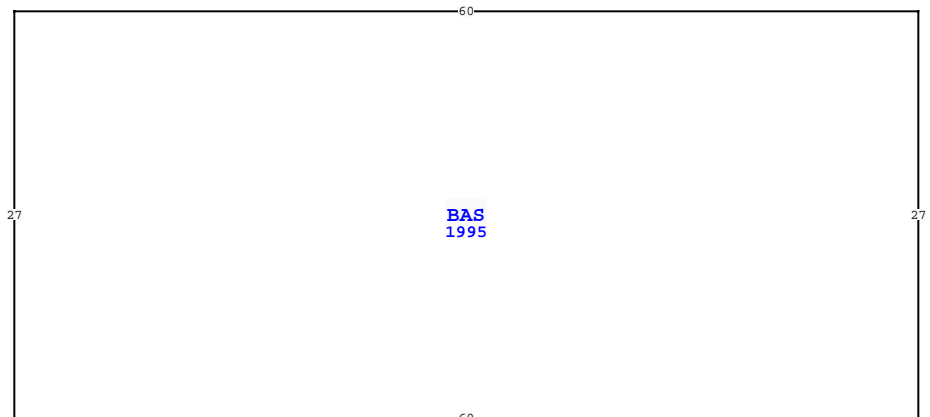
LOT 45
IN OR 1377/238
R621843 & R621844

DORAN JAMES KYLE/DORAN GWENDOLYN H
54171 JONAS DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-299C-0045-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 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	
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	1,620	100	1995
TOTALS	1,620		1,620
			48,580

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,620	117.6000	99.96	161,935	1995	1995		0	0	70.00
1 M/H 94+ - 100% - 2006			Heated Area: 1620			HX Base Yr 2006					
											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
										03/31/2025	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			48,580
TOTAL MARKET OB/XF VALUE			31,161
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			129,741
SOH/AGL Deduction			47,778
ASSESSED VALUE			81,963
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			31,241
TOTAL JUST VALUE			129,741
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985189	GARAGE	25,600	07/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/0238	12/29/2005	QC	Q	I	01	32,500
GRANTOR: DORAN GWENDOLYN H						
GRANTEE: DORAN GWENDOLYN & J						
1093/1663	11/12/2002	WD	Q	I		75,000
GRANTOR: KNIGHT RICHARD DONALD						
GRANTEE: DORAN GWENDOLYN H						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995] W60 S27 E60 N27\$.	

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	0752	USP	0	100	28	12			15.00	100	1998	1998	3	25	1,260	
2	0511	GARAGE CB-	0	100	32	32			40.00	100	1998	1998	3	73	29,901	

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	0006	RM	122.00	337.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							