

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	25 MOD METAL 60				
Exterior Wall	05 AVERAGE 40				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	04 PLYWOOD 80				
Interior Wall	05 DRYWALL 20				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,330	100	1993	2,330	60,058
USP	72	50	1993	36	928
USP	468	50	2003	234	6,032
TOTALS	2,870			2,600	67,018

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,600	107.4000	85.92	223,392	1973	1985	0	0	70.00	30.00
1 M/H 93- - 0% - 0 Heated Area: 2330 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			67,018
TOTAL MARKET OB/XF VALUE			6,840
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			123,858
SOH/AGL Deduction			36,145
ASSESSED VALUE			87,713
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			87,713
TOTAL JUST VALUE			123,858
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2029/0001	11/23/2015	QC	U	I	11	100
GRANTOR: TORRES GARY						
GRANTEE: KAMINOWITZ MICHAEL						
1389/1387	2/16/2006	WD	Q	I		117,000
GRANTOR: SORBER RANDY E & SHER						
GRANTEE: TORRES GARY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	3,682.00	SF	4.00	4.00	6,480
2	0681	POLE SHED	0	0	10	20	200.00	SF	9.00	9.00	360

TOTAL OB/XF											
6,840											
54129 JONAS DR, CALLAHAN											
BLD DATE		LGL DATE		03/31/2025		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
USP=[YR=2003] W26 USP=[YR=1993] W4 BAS=[YR=1993] W40 S41 E70 N23 W30 N18\$ S18 E4 N18\$ S18 E26 N18\$.											

LAND DESCRIPTION																								
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	0	0006	RM	122.00	358.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							