LOT 48 R622058
IN OR 1996/1261
NASSAU VILLAGE #3 UNR

NEW KINGS ROAD ENTERPRISES LLC
613048 RIVER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299C-0048-0000

BUILDING CHARACTERISTICS

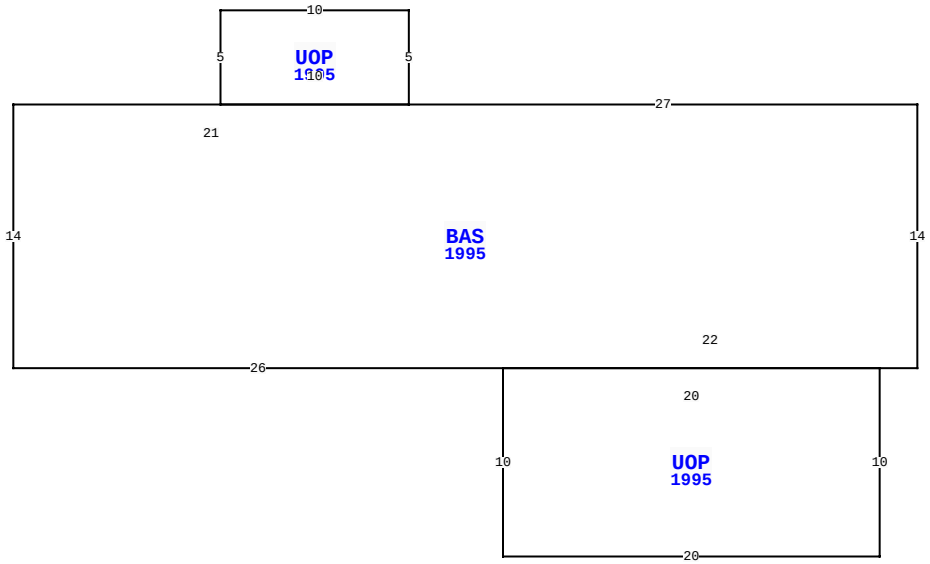
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	672	100	1995	672	18,418
UOP	50	25	1995	12	329
UOP	200	25	1995	50	1,370
TOTALS	922			734	20,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	734	114.2000	91.36	67,058	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



54079 JONAS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0	8	10	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
2	0940	SHEDS/PORT	0	0	8	14	112.00	SF	30.00	30.00	100	1990	1990	3	20	672	
3	0351	CARPORT MT	0	0	18	19	342.00	SF	4.00	4.00	100	2000	2000	3	20	274	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	20,117
TOTAL MARKET OB/XF VALUE	1,426
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	71,543
SOH/AGL Deduction	21,296
ASSESSED VALUE	50,247
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,247
TOTAL JUST VALUE	71,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952365	CARPORT	1,700	12/01/1995
MH951044	MH MOVE-ON	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1996/1261	7/21/2015	SW	U	I	12	28,500
GRANTOR: MTGLQ INVESTORS LP						
GRANTEE: NEW KINGS ROAD ENTE						
1994/0701	7/21/2015	SW	U	I	11	100
GRANTOR: MTGLQ INVESTORS LP						
GRANTEE: NEW KINGS ROAD ENTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W27 UOP=[YR=1995] N5 W10 S5 E10$ W21 S14 E26
UOP=[YR=1995] S10 E20 N10 W20$ E22 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,426

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS