

LOT 49  
R359517  
L/E OR 1705/1953

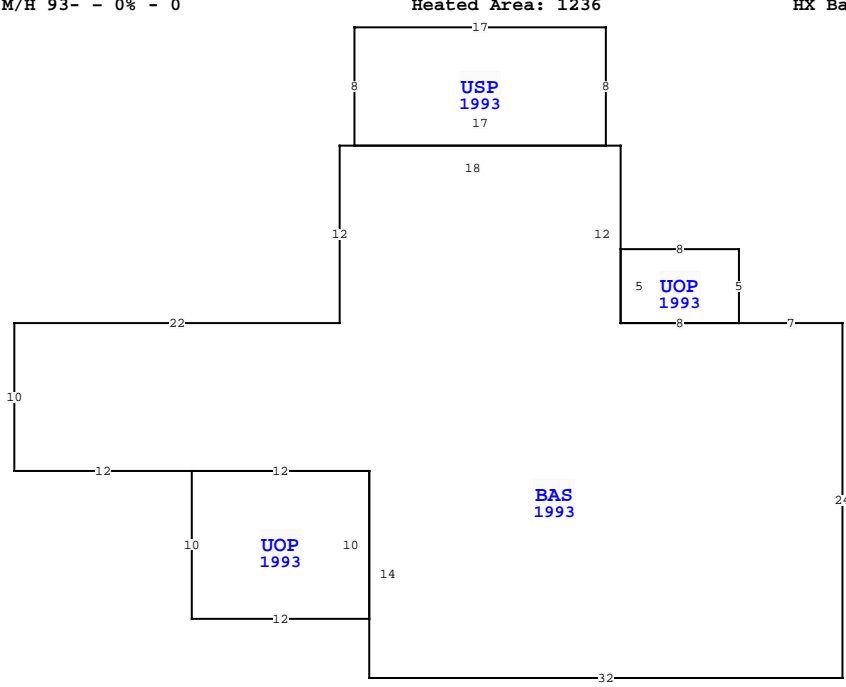
O'NEAL JESSE DAVID JR  
54055 JONAS DR  
CALLAHAN, FL 32011

2025

37-1N-25-299C-0049-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floor	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,344	96.0000	76.80	103,219	1965	1970	0	0	0	70.00	30.00	



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	1,236	100	1993	1,236	28,478
UOP	40	25	1993	10	230
UOP	120	25	1993	30	691
USP	136	50	1993	68	1,567
TOTALS	1,532			1,344	30,966

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			30,966
TOTAL MARKET OB/XF VALUE			1,933
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			82,899
SOH/AGL Deduction			24,867
ASSESSED VALUE			58,032
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			58,032
TOTAL JUST VALUE			82,899
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E941093	TEMP POLE	290	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1705/1953	10/13/2010	QC	U	I	11	100

GRANTOR: LLOYD GLORIA A  
GRANTEE: O'NEAL JESSE DAVID  
0774/1244 10/22/1996 QC Q I 01 100  
GRANTOR: LLOYD JESSE L  
GRANTEE: LLOYD JESSE OR GLOR

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	0510	GARAGE WD-	0	0	19	17			26.95	100	1980	1980	3	20	1,741	
2	1242	WD DECK A	0	0	8	12			10.00	100	1984	1984	3	20	192	

54055 JONAS DR, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=1993] W7 UOP=[YR=1993] N5 W8 S5 E8 \$ W8 N12 W1													
USP=[YR=1993] N8 W17 S8 E17\$ W18 S12 W22 S10 E12													
UOP=[YR=1993] S10 E12 N10 W12\$ E12 S14 E32 N24\$.													

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	0	0006	RM	122.00	357.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							