

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 80	
Interior Floo	08	SHT VINYL 20	
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	1,664	100	2007
TOTALS	1,664		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,664	117.2000	99.62	165,768	2007	2007	0	0	42.00	58.00	
1 M/H 94+ - 100% - 0			Heated Area: 1664			HX Base Yr 1989						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 64 64 26 26 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2007 </div> </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE										03/31/2025	MLU	
AG DATE												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			96,145
TOTAL MARKET OB/XF VALUE			3,792
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			139,937
SOH/AGL Deduction			51,675
ASSESSED VALUE			88,262
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			37,540
TOTAL JUST VALUE			139,937
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4969	CO ISSUED	0	07/01/2007
MH4969	MH MOVE-ON	0	07/01/2007
B20204	FOUNDATION	1,950	07/01/2007
M13104	MECH OTHER	0	07/01/2007
P12554	OTHER	0	07/01/2007
WE00503	OTHER	0	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0548/1107	7/28/1988	QC	Q	I	01	100
GRANTOR: RINER SARAH MAE						
GRANTEE: RINER JANIS K						
0548/1105	7/28/1988	WD	Q	I		18,000
GRANTOR: HOWELL OLLIE F						
GRANTEE: RINER JANIS & SARAH						

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
1	0810	CONCRETE A	0 100	40	10	400.00	SF	6.50	6.50	100	1988	1988
2	0681	POLE SHED	0 100	24	16	384.00	SF	15.00	15.00	100	1997	1997
3	0681	POLE SHED	0 100	21	14	294.00	SF	15.00	15.00	100	1997	1997

TOTAL OB/XF												
3,792												
54564 JONAS DR, CALLAHAN												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2007] W64 S26 E64 N26\$.												

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																								
1	000100	C	RES	100	0006	RM	125.00	582.00	1.00	LT		1.00																								
<table border="1"> <thead> <tr> <th>TOT ADJ</th> <th>% COND</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>0.80</td> <td>1.00</td> <td>50,000.00</td> <td>40,000.00</td> <td>40,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													TOT ADJ	% COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	0.80	1.00	50,000.00	40,000.00	40,000							
TOT ADJ	% COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
0.80	1.00	50,000.00	40,000.00	40,000																																