LOT 2
2009 DEST TW/MH
IN OR 597 PG 148

ROBERTS JOE H JR & CYNTHIA A
54586 JONAS DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-299D-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

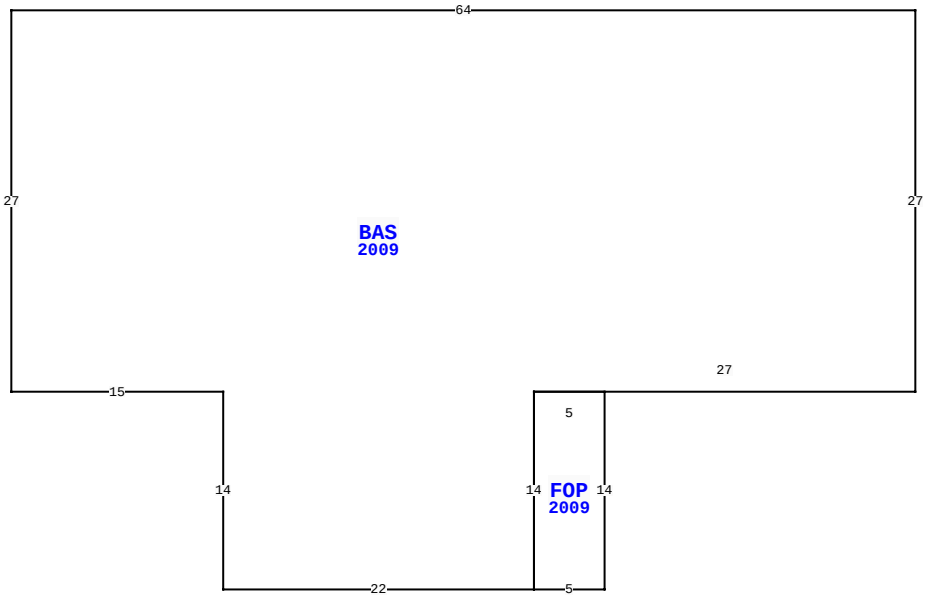
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100	2009	2,036	125,752
FOP	70	30	2009	21	1,297
TOTALS	2,106			2,057	127,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,057	117.2000	99.62	204,918	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 0 Heated Area: 2036 HX Base Yr 1986



54586 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	100	12	10	120.00	SF	20.10	20.10	100	1980	1980	3	20	482	
2	0680	POLE SHED	0	100	8	16	128.00	SF	10.00	10.00	100	1995	1995	3	20	256	
3	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1995	1995	3	20	768	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		127,049
TOTAL MARKET OB/XF VALUE		1,506
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		168,555
SOH/AGL Deduction		61,004
ASSESSED VALUE		107,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,829
TOTAL JUST VALUE		168,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5185	CO ISSUED	0	05/29/2009
MH5185	MH MOVE-ON	0	04/01/2009
M14486	MECH OTHER	0	04/01/2009
P13735	PLUMBING	0	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0600/0275	6/21/1990	QC	U	I	10	100
GRANTOR: BRUNSON BETTY J						
GRANTEE: BRUNSON GROVER L JR						
0597/0148	5/11/1990	WD	U	I	10	31,000
GRANTOR: BRUNSON GROVER L						
GRANTEE: ROBERTS JOE JR & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W64 S27 E15 S14 E22 FOP=[YR=2009] E5 N14 W5 S14$ N14 E27 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,506

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	100		RM	125.00	637.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS