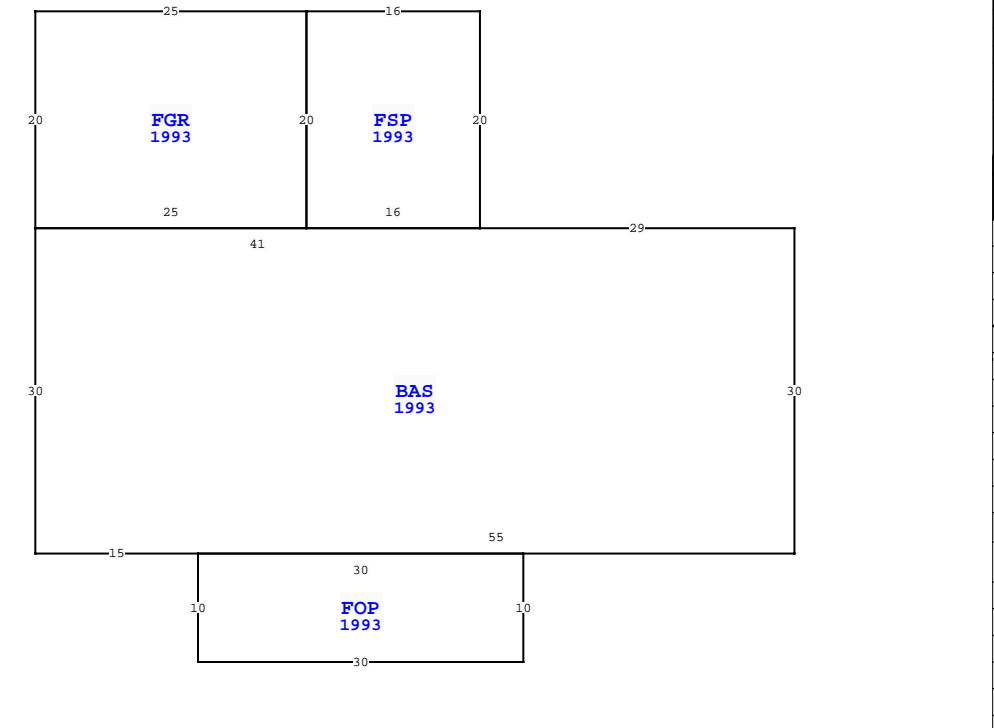


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,593	96.7680	127.73	331,204	1989	1994	0	0	0	15.00	85.00		



Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
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	2,100	100	1993	2,100	227,998
FGR	500	55	1993	275	29,857
FOP	300	30	1993	90	9,772
FSP	320	40	1993	128	13,897
TOTALS	3,220			2,593	281,523

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	0810	CONCRETE A	0	100	0	0		478.00	SF 6.50	100	1989	1989	3	54.5	1,693	
2	0510	GARAGE WD-	0	100	20	28		560.00	SF 24.85	100	1989	1989	3	20	2,783	
3	0861	POOL GUNIT	0	100	0	0		420.00	SF 85.00	100	2000	2000	3	23	8,211	
4	0845	KOOL DECK	0	100	0	0		796.00	SF 7.25	100	2000	2000	3	77	4,444	
5	0812	CONCRETE C	0	100	0	0		1,290.00	SF 4.00	100	2002	2002	3	80	4,128	

54535 JONAS DR, CALLAHAN										BLD DATE		LGL DATE	03/31/2025	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		281,523		
TOTAL MARKET OB/XF VALUE		21,259		
TOTAL LAND VALUE - MARKET		50,000		
TOTAL MARKET VALUE		352,782		
SOH/AGL Deduction		176,270		
ASSESSED VALUE		176,512		
TOTAL EXEMPTION VALUE		50,722		
BASE TAXABLE VALUE		125,790		
TOTAL JUST VALUE		352,782		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		335,439		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007297	SWIM POOL	15,000	07/01/2000
5112	NEW CONSTR	2,800	05/25/1988
3065	NEW CONSTR	3,200	05/25/1988
4370	N/A	76,129	09/16/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0925/1190	3/24/2000	WD Q	Q	I		125,000
GRANTOR: PEEPLES KEVIN J & TRA						
GRANTEE: VOLL JEROME & JOY						
0758/0743	4/30/1996	WD Q	Q	I		135,000
GRANTOR: COARSEY JACQUELINE &						
GRANTEE: PEEPLES KEVIN & TRA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W29 FSP=[YR=1993] N20 W16 FGR=[YR=1993] W25 S20 E25 N20\$ S20 E16\$ W41 S30 E15 FOP=[YR=1993] S10 E30 N10 W30\$ E55 N30\$.

LAND DESCRIPTION														TOTAL OB/XF										21,259				
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	100	0006	RM	278.00	328.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000											