

LOT 4
IN OR 1203/1302
R622246 & R622247

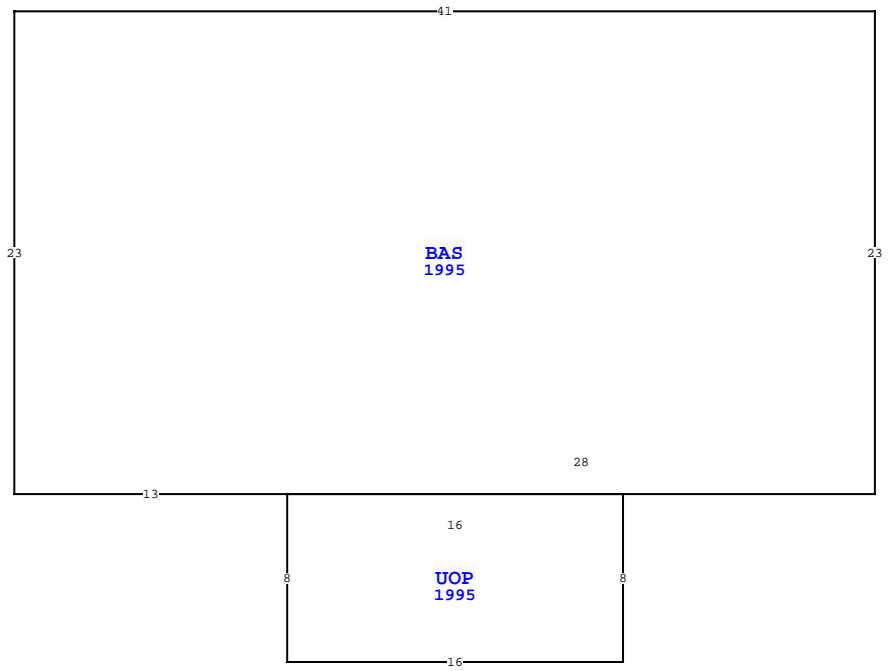
EMERY BILLY RAY EST
54636 JONAS ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0004-0000


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 Floor	14	CARPET 80	
Interior Floor	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	943	100	1995
UOP	128	25	1995
TOTALS	1,071		975
			27,425

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	975	117.2000	93.76	91,416	1990	1990	0	0	70.00	30.00
1 M/H 93- - 0% - 2024 Heated Area: 943 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			27,425
TOTAL MARKET OB/XF VALUE			1,096
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			68,521
SOH/AGL Deduction			1,319
ASSESSED VALUE			67,202
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			67,202
TOTAL JUST VALUE			68,521
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			61,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95865	MH MOVE-ON	0	04/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/1302	1/26/2004	WD	U	I	07	100
GRANTOR: HYGEMA STEPHEN & ELIZ						
GRANTEE: EMERY BILLY R & BAR						
1110/0444	1/29/2003	WD	Q	I		55,000
GRANTOR: HYGEMA STEPHEN R & EL						
GRANTEE: EMERY BILLY RAY & B						

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

BUILDING NOTES	
BAS=[YR=1995] W41 S23 E13 UOP=[YR=1995] S8 E16 N8 W16\$ E28 N23\$.	

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	0940	SHEDS/PORT	0	0	10	12			21.00	100	1993	1993	3	20	504	
2	1242	WD DECK A	0	0	13	8			10.00	100	1998	1998	3	20	208	
3	1242	WD DECK A	0	0	24	8			10.00	100	2001	2001	3	20	384	
TOTALS												1,096				

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	125.00	674.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							