LOT 5
1990 DEST DW/MH
NASSAU VILLAGE #5 UNR

WHITE DEBORAH A
54656 JONAS DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-299E-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

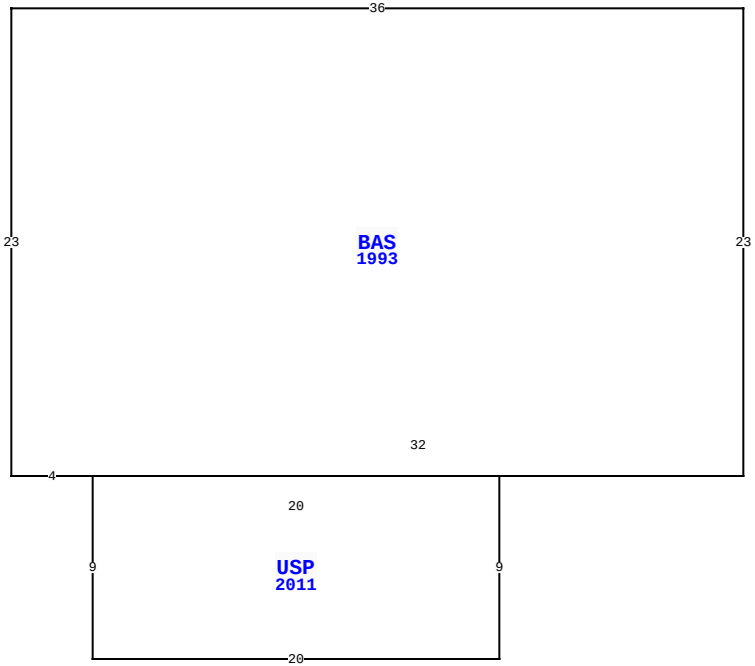
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	1993	828	23,210
USP	180	50	2011	90	2,523
TOTALS	1,008			918	25,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	918	116.8000	93.44	85,778	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 828 HX Base Yr 2004



54656 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	14	168.00	SF	30.00	30.00	100	1985	1985	3	20	1,008	
2	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	1984	1984	3	41	320	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		25,733
TOTAL MARKET OB/XF VALUE		1,328
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		67,061
SOH/AGL Deduction		31,505
ASSESSED VALUE		35,556
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,556
TOTAL JUST VALUE		67,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/0070	7/03/2021	QC	U	I	11	100
GRANTOR: WHITE JEFFREY L & DEB						
GRANTEE: WHITE DEBORAH A						
2479/1755	7/03/2021	QC	U	I	11	100
GRANTOR: WHITE JEFFREY L & DEB						
GRANTEE: WHITE DEBORAH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S23 E4 USP=[YR=2011] S9 E20 N9 W20$ E32 N23$.

LAND DESCRIPTION

TOTAL OB/XF 1,328

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	0006	RM	127.00	667.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS