S'LY 325 FT OF TRACT 14
IN OR 467 PG 692
R224352 & R224353

JONES KANDAYCE E
37363 CODY CIR #G4
HILLIARD, FL 32046

2025

37-1N-25-299R-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

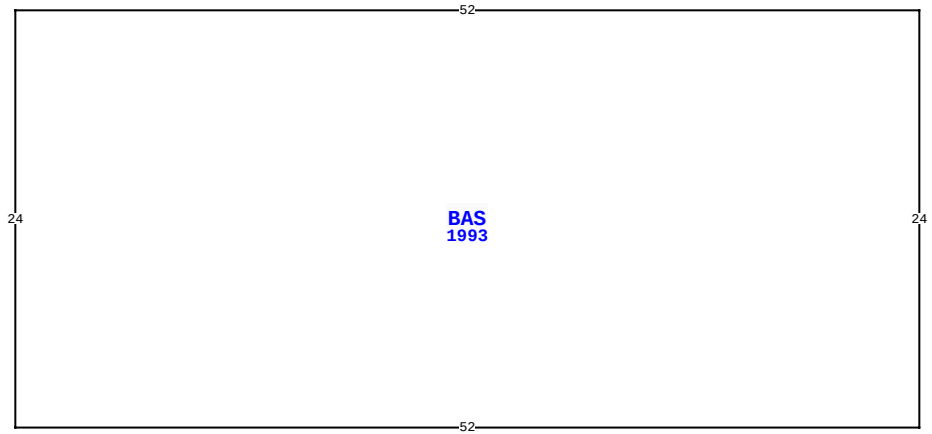
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	29,892
TOTALS	1,248			1,248	29,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	99.8000	79.84	99,640	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



54845 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	29,892
TOTAL MARKET OB/XF VALUE	3,378
TOTAL LAND VALUE - MARKET	56,700
TOTAL MARKET VALUE	89,970
SOH/AGL Deduction	8,973
ASSESSED VALUE	80,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,997
TOTAL JUST VALUE	89,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0467/0692	9/01/1985	WD	Q	V		15,400

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E52 N24$.

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	0	10	12	120.00	SF	20.10	20.10	100	1985	1985	3	20	482	
2	0752	USP	0	0	10	16	160.00	SF	15.00	15.00	100	1990	1990	3	20	480	
3	0751	UOP	0	0	8	16	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	
4	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1988	1988	3	20	1,440	
5	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1988	1988	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 3,378

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	0		OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,700							

REVIEW DATE 05/18/2021 BY KBA Total Acres: 1.26 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 07/30/2025 BY SYS