

LOT 9 RP 1184 & 1185
IN OR 358 PG 753
NASSAU VILLAGE # 3 UNR

WILKIE NANCY B
54064 JONAS DRIVE
CALLAHAN, FL 32011-4707

2026

37-1N-25-299C-0009-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																																								
Exterior Wall	25	MOD METAL 70	0820	02	1,614	100.7000	85.60	138,158	1972	1980	0	0	0	70.00	30.00	VALUATION SUMMARY																																							
Exterior Wall	05	AVERAGE 30	1 M/H 93- 100% - 0													Heated Area: 1488 HX Base Yr 1975																																							
Roof Structure	03	GABLE/HIP 100														VALUATION BY																																							
Roof Cover	01	MINIMUM 100														Tax Group: 6										Tax Dist:																													
Interior Wall	05	DRYWALL 70														BUILDING MARKET VALUE										41,447																													
Interior Wall	04	PLYWOOD 30														TOTAL MARKET OB/XF VALUE										1,779																													
Interior Floor	14	CARPET 90														TOTAL LAND VALUE - MARKET										51,000																													
Interior Floor	08	SHT VINYL 10														TOTAL MARKET VALUE										94,226																													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction										59,026																													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE										35,200																													
Bedrooms	02	2 100														TOTAL EXEMPTION VALUE										HX HB WX 30,000																													
Bathrooms	02	WOOD FRAME 100														BASE TAXABLE VALUE										5,200																													
Frame	1.	1. 100	TOTAL JUST VALUE										94,226																																										
Stories	06	0 100	NCON VALUE										0																																										
Units		0 100	INCOME VALUE																																																				
BUD8 Adjustme		DIST 1D 100	PREVIOUS YEAR MKT VALUE										90,786																																										
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	1,488	100	1993	1,488	38,212																																																		
UOP	128	25	1993	32	822																																																		
UOP	376	25	1993	94	2,414																																																		
TOTALS																1,992										1,614 41,447																													
EXTRA FEATURES																54064 JONAS DR, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/07/2026 MLU									
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	100	10	16			160.00	SF	18.30	100	1980	1980	3	20	586																																						
2	0940	SHEDS/PORT	0	100	8	15			120.00	SF	20.10	100	1984	1984	3	20	482																																						
3	0681	POLE SHED	0	100	11	15			165.00	SF	15.00	100	1984	1984	3	20	495																																						
4	0350	CARPORT WD	0	100	9	14			126.00	SF	8.58	100	2000	2000	3	20	216																																						
LAND DESCRIPTION																TOTAL OB/XF 1,779																																							
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	105.00	400.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000																																						
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS																																																							