LOT 24 RP 545
IN OR 1657/1744
NASSAU VILLAGE 3 UNR

KNIGHT BRENDA C & RICHARD D
54288 JONAS DRIVE
CALLAHAN, FL 32011

2026

37-1N-25-299C-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

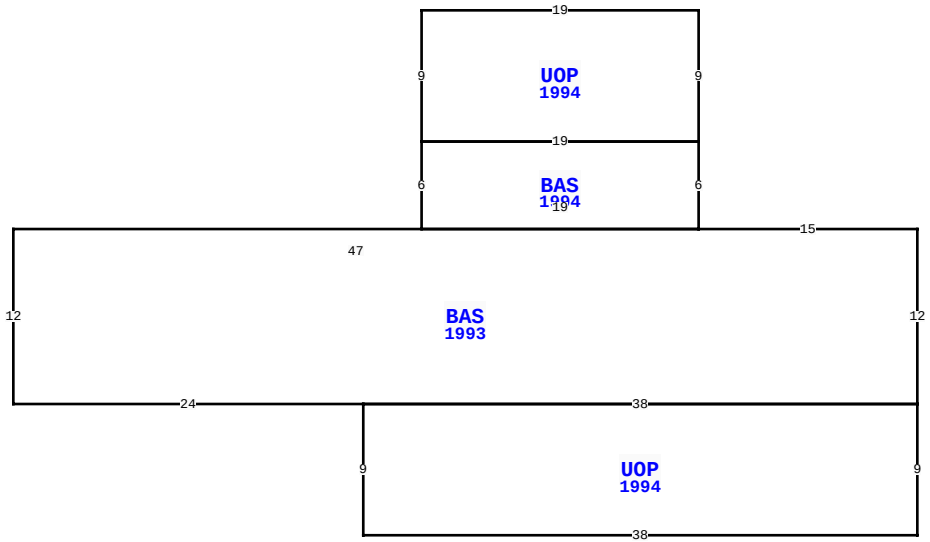
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	1993	744	12,218
BAS	114	100	1994	114	1,872
UOP	171	25	1994	43	706
UOP	342	25	1994	86	1,412
TOTALS	1,371			987	16,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	987	64.4000	54.74	54,028	1972	1972	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 858 HX Base Yr



54268 JONAS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	16,208
TOTAL MARKET OB/XF VALUE	780
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	67,988
SOH/AGL Deduction	15,889
ASSESSED VALUE	52,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,099
TOTAL JUST VALUE	67,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1657/1744	1/07/2010	QC	U	I	11	100
GRANTOR: DINKINS MORRIS						
GRANTEE: KNIGHT BRENDA C & R						
0127/0504	7/10/1972	CD	Q	V		3,195
GRANTOR: NASSAU VILLAGE INC						
GRANTEE: DINKINS MORRIS E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 BAS=[YR=1994] N6 UOP=[YR=1994] N9 W19 S9 E19 $ W19 S6 E19 $ W47 S12 E24 UOP=[YR=1994] S9 E38 N9 W38 $ E38 N12 $.

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
2	0940	SHEDS/PORT	0	0	10	20	200.00	SF	19.50	19.50	100	1974	1974	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 780

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	0006	RM	125.00	325.00	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