

LOT 25
IN OR 1249/265
NASSAU VILLAGE 3 UNR

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

2026

37-1N-25-299C-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD\$ Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

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	1,846	100	2005	1,846	237,928
FEP	196	80	2019	157	20,236
FOP	144	30	2005	43	5,542
FSP	192	40	2019	77	9,924
UUS	1,032	50	2005	516	66,506

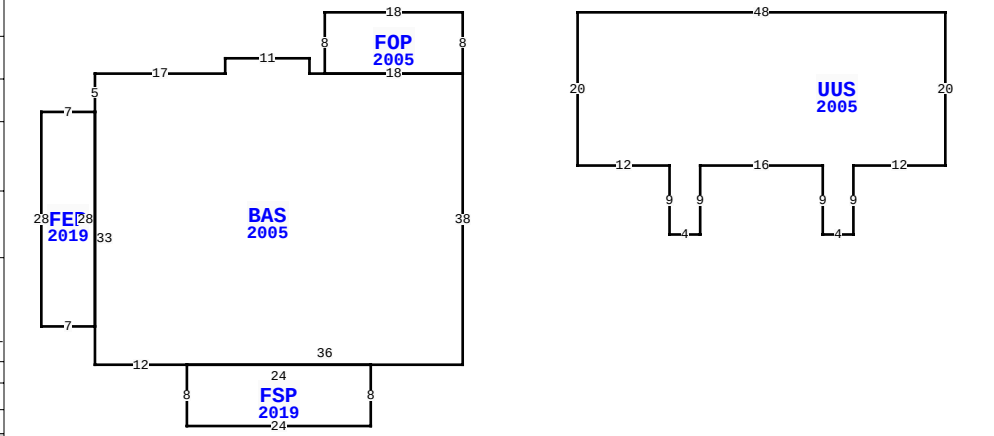
TOTALS	3,410			2,639	340,137
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0350	CARPORT WD	0 100	22	20	440.00	SF	8.58	8.58
2	0510	GARAGE WD-	0 100	24	12	288.00	SF	24.85	24.85
3	0510	GARAGE WD-	0 100	24	12	288.00	SF	24.85	24.85
6	2700	QUONSET LW	0 100	40	36	1,440.00	SF	12.00	12.00
8	2700	QUONSET LW	0 100	26	36	936.00	SF	12.00	12.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RM	125.00	325.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,639	99.7056	138.59	365,739	2005	2010	0	0	0	7.00	93.00
1 SNGL FAM 100% - 2005 Heated Area: 1846 HX Base Yr 2005												



54288 JONAS DR, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
26,086												

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26,086												

Total Acres: 0.00	Total Land Value: 51,000	Market: 0	Agricultural: 0	Common: 51,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		450,033	
TOTAL MARKET OB/XF VALUE		26,086	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		527,119	
SOH/AGL Deduction		241,671	
ASSESSED VALUE		285,448	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		234,037	
TOTAL JUST VALUE		527,119	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		504,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004214	REPAIR/RRF	25,000	05/01/2019
R07261	REPAIR/RRF	350	08/01/2004
B13413	NEW CONSTR	150,000	08/01/2004
R6517	REPAIR/RRF	2,400	08/01/2004
B9216	GARAGE	14,300	01/01/2002
R3824	REPAIR/RRF	3,000	01/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1249/0265	7/29/2004	WD	Q	I	01	100	
GRANTOR: KNIGHT MARGIE L/E							
GRANTEE: KNIGHT RICHARD & BR							
1216/1962	3/22/2004	QC	Q	I	01	100	
GRANTOR: KNIGHT ROBERT CARL							
GRANTEE: KNIGHT RICHARD D							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FOP=[YR=2005] W18 S8 BAS=[YR=2005] W2 N2 W11 S2 W17 S5 FEP=[YR=2019] W7 S28 E7 N28 \$ S33 E12 FSP=[YR=2019] S8 E24 N8 W24 \$ E36 N38 W18 \$ E18 N8 \$ PTR= E15 UUS=[YR=2005] E48 S20 W12 S9 W4 N9 W16 S9 W4 N9 W12 N20 \$ W15 \$.							

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