

LOT 33
IN OR 352/272 & OR 705/256
NASSAU VILLAGE 3 UNR

STEWART BARRY L & DONA W
PO BOX 768
CALLAHAN, FL 32011-0768

2026

37-1N-25-299C-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
---------	--	----------	----

NEIGHBORHOOD/LOC	8026.00
------------------	---------

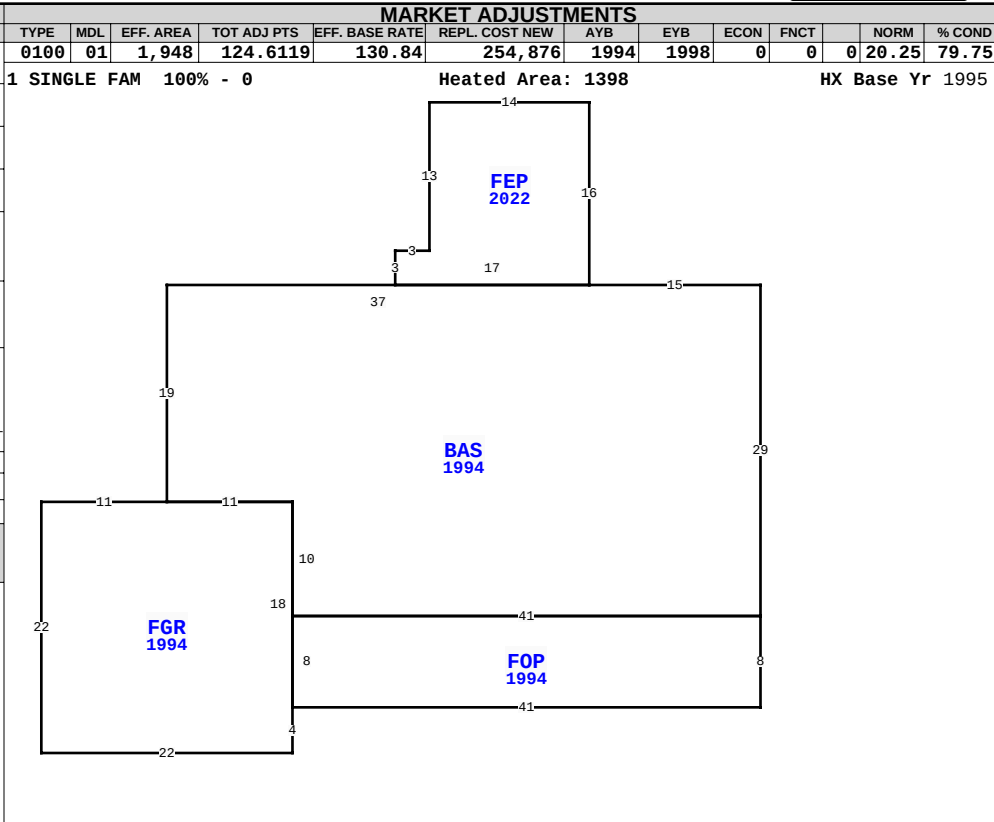
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100	1994	1,398	145,874
FEP	233	80	2022	186	19,408
FGR	484	55	1994	266	27,755
FOP	328	30	1994	98	10,226

TOTALS	2,443			1,948	203,264
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0	100	10	13		130.00	SF 20.10
2	0511	GARAGE CB-	0	100	24	26		624.00	SF 40.00
5	0351	CARPORT MT	0	100	36	16		576.00	SF 10.00

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	372.00	1.00

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----



54420 JONAS DR, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	13		130.00	SF 20.10	100	1987	1987	3	20	523	
2	0511	GARAGE CB-	0	100	24	26		624.00	SF 40.00	100	1989	1989	3	52	12,979	
5	0351	CARPORT MT	0	100	36	16		576.00	SF 10.00	100	2015	2015	3	60	3,456	

TOTAL OB/XF													16,958		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
06	RM	125.00	372.00	1.00	LT		1.00	1.00	0.80	51,000.00	40,800.00				

Total Acres: 0.00	Total Land Value: 40,800	Market: 0	Agricultural: 0	Common: 40,800
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			203,264
TOTAL MARKET OB/XF VALUE			16,958
TOTAL LAND VALUE - MARKET			40,800
TOTAL MARKET VALUE			261,022
SOH/AGL Deduction			100,109
ASSESSED VALUE			160,913
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			109,502
TOTAL JUST VALUE			261,022
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008700	REMODEL	16,233	06/07/2022
81531298	GARAGE	57,126	10/01/2015
94718	NEW CONSTR	80,355	01/01/1994
3939	H/AC	1,900	09/16/1991
5780	GARAGE	10,608	06/01/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0705/0256	5/23/1994	WD	Q	I	06	34,000	
GRANTOR: STEWART BARRY & DONA							
GRANTEE: STEWART BARRY & DON							
0352/0272	12/21/1981	WD	U	I		100	
GRANTOR: SHEFFIELD WILLIAM F							
GRANTEE: STEWART BARRY L							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1994] W15 FEP=[YR=2022] N16 W14 S13 W3 S3 E17\$ W37 S19 FGR=[YR=1994] W11 S22 E22 N4 FOP=[YR=1994] E41 N8 W41 S8\$ N18 W11 \$ E11 S10 E41 N29\$.									