LOT 36
IN OR 173 PG 14
NASSAU VILLAGE 3 UNR

ANDERSON ERIC JAMES
511 N SUNDANCE DR
LAKE MARY, FL 32746

2026

37-1N-25-299C-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

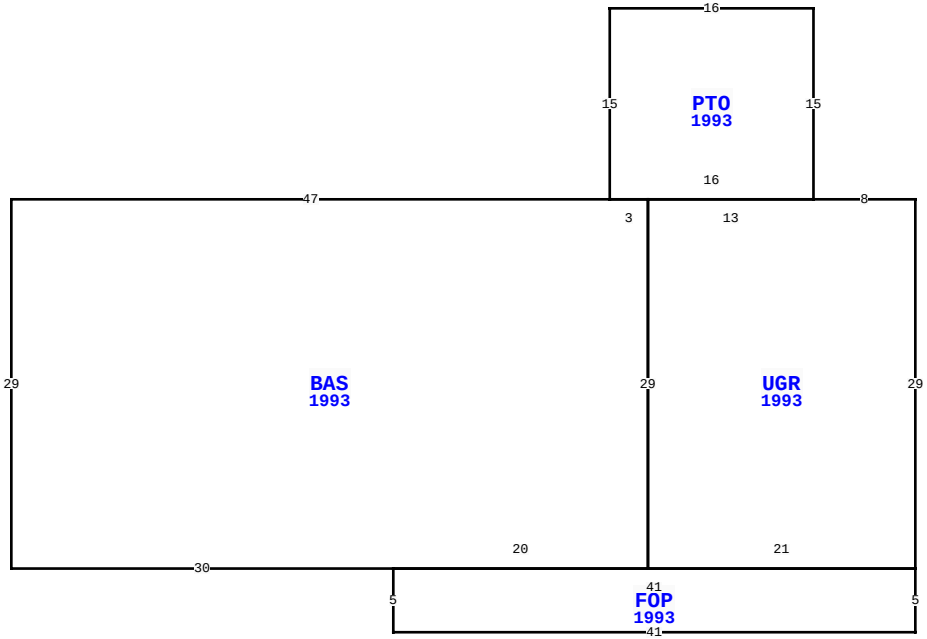
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,450	100	1993	1,450	128,461
FOP	205	30	1993	62	5,493
PTO	240	5	1993	12	1,063
UGR	609	45	1993	274	24,275
TOTALS	2,504			1,798	159,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	125.0000	131.25	235,988	1972	1980	0	0	0	32.50	67.50

1 SINGLE FAM 0% - 2026 Heated Area: 1450 HX Base Yr



54498 JONAS DR, CALLAHAN

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

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	0510	GARAGE WD-	0	0	40	25	1,000.00	SF	35.00	35.00	100	1999	1999	3	25	8,750	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	159,292
TOTAL MARKET OB/XF VALUE	8,750
TOTAL LAND VALUE - MARKET	40,800
TOTAL MARKET VALUE	208,842
SOH/AGL Deduction	0
ASSESSED VALUE	208,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,842
TOTAL JUST VALUE	208,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995836	GARAGE	25,000	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2836/865	12/16/2025	FJ	U	I	11	0
GRANTOR: ANDERSON NINA E EST						
GRANTEE: ANDERSON ERIC JAMES						
0173/0014	6/06/1974	WD	Q	I		35,000
GRANTOR: POWELL ODIS L & IRENE						
GRANTEE: ANDERSON JAMES W &						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W8 PTO=[YR=1993] N15 W16 S15 BAS=[YR=1993] W47 S29 E30 FOP=[YR=1993] S5 E41 N5 W41$ E20 N29 W3$ E16$ W13 S29 E21 N29$.

LAND DESCRIPTION

TOTAL OB/XF 8,750

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	492.00	1.00	LT		1.00	1.00	0.80	51,000.00	40,800.00	40,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 07/09/2026 BY SYS