LOTS 42 & 43
IN OR 1657/1745
NASSAU VILLAGE 3 UNR

DINKINS DONALD E/KNIGHT BRENDA C
54245 JONAS DR
CALLAHAN, FL 32011

2026

37-1N-25-299C-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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

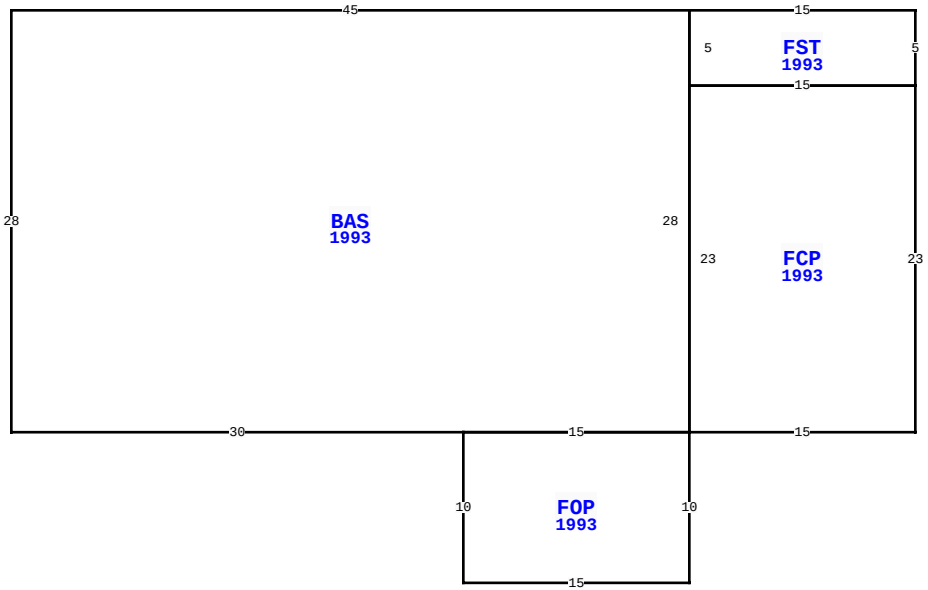
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1993	1,260	112,271
FCP	345	25	1993	86	7,663
FOP	150	30	1993	45	4,010
FST	75	55	1993	41	3,654
TOTALS	1,830			1,432	127,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	106.0800	111.38	159,496	1978	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2017 Heated Area: 1260 HX Base Yr 2017



54245 JONAS DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		127,597
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		229,597
SOH/AGL Deduction		102,130
ASSESSED VALUE		127,467
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		26,056
TOTAL JUST VALUE		229,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006505	REPAIR/RRF	10,000	07/01/2019
B951993	XFOB	3,400	06/01/1995
7393	REPAIR/RRF	2,700	07/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1657/1745	1/07/2010	QC	U	I	11	100
GRANTOR: DINKINS MORRIS E						
GRANTEE: DINKINS DONALD E &						
0302/0459	10/18/1979	WD	Q	V		4,000
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: DINKINS MORRIS E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S28 E30 FOP=[YR=1993] S10 E15 N10 W15$ E15
FCP=[YR=1993] E15 N23 FST=[YR=1993] N5 W15 S5E15$ W15S23$
N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0006	RM	260.00	335.00	2.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	102,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/09/2026 BY SYS