LOT 1 R359581
IN OR 548 PG 1107
NASSAU VILLAGE 4 UNR

SUTTON JANIS K RINER
54564 JONAS DRIVE
CALLAHAN, FL 32011

2026

37-1N-25-299D-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

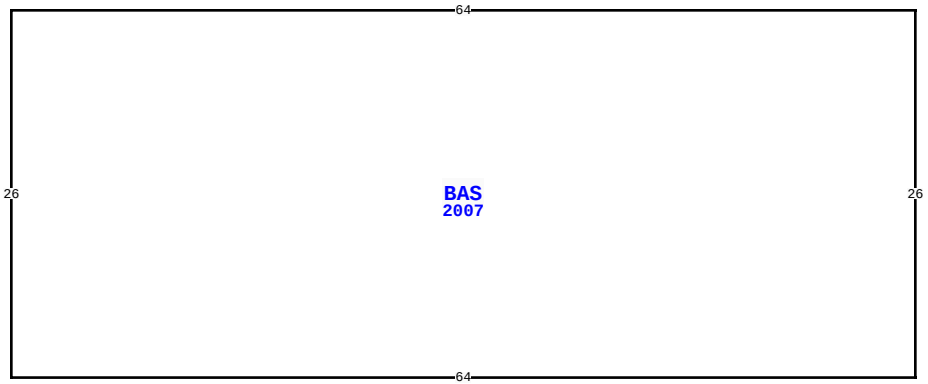
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2007	1,664	98,291
TOTALS	1,664			1,664	98,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	117.2000	105.48	175,519	2007	2007	0	0	0	44.00	56.00

1 M/H 94+ 100% - 0 Heated Area: 1664 HX Base Yr 1989



54564 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		98,291
TOTAL MARKET OB/XF VALUE		2,339
TOTAL LAND VALUE - MARKET		40,800
TOTAL MARKET VALUE		141,430
SOH/AGL Deduction		50,785
ASSESSED VALUE		90,645
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,234
TOTAL JUST VALUE		141,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4969	CO ISSUED	0	07/01/2007
MH4969	MH MOVE-ON	0	07/01/2007
B20204	FOUNDATION	1,950	07/01/2007
M13104	MECH OTHER	0	07/01/2007
P12554	OTHER	0	07/01/2007
WE00503	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0548/1107	7/28/1988	QC	Q	I	01	100
GRANTOR: RINER SARAH MAE						
GRANTEE: RINER JANIS K						
0548/1105	7/28/1988	WD	Q	I		18,000
GRANTOR: HOWELL OLLIE F						
GRANTEE: RINER JANIS & SARAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W64 S26 E64 N26$.

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	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	1997	1997	3	23	1,325	
3	0681	POLE SHED	0	100	21	14	294.00	SF	15.00	15.00	100	1997	1997	3	23	1,014	

LAND DESCRIPTION

TOTAL OB/XF 2,339

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	125.00	582.00	1.00	LT		1.00	1.00	0.80	51,000.00	40,800.00	40,800							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 07/09/2026 BY SYS