LOT 4 1998 HICK DW/MH
IN OR 2477/968
NASSAU VILLAGE 4 UNR

THARPE HEATHER/EDENFIELD RANDALL
54497 JONAS DR
CALLAHAN, FL 32011

2026

37-1N-25-299D-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

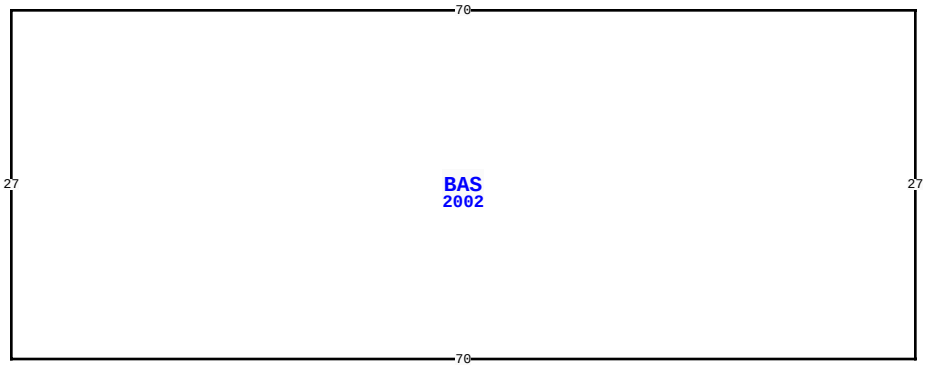
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2002	1,890	138,275
TOTALS	1,890			1,890	138,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	140.1600	126.14	238,405	1998	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 2022 Heated Area: 1890 HX Base Yr 2022



54497 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		192,087
TOTAL MARKET OB/XF VALUE		1,713
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		244,800
SOH/AGL Deduction		38,900
ASSESSED VALUE		205,900
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,489
TOTAL JUST VALUE		244,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16945	H/AC	0	03/01/2012
B24570	ADDITION	78,259	04/01/2011
MH971929	MH MOVE-ON	0	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2477/0968	6/29/2021	WD	Q	I	01	229,500
GRANTOR: BARRY JAIMEY D & JULI						
GRANTEE: THARPE HEATHER & RA						
1090/0124	10/25/2002	WD	Q	I		81,000
GRANTOR: ASHLEY LEN ROBERT & L						
GRANTEE: BARRY JAIMEY & JULI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W70 S27 E70 N27 $.

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
1	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1980	1980	3	20	579	
2	1242	WD DECK A	0	100	0	0	252.00	SF	10.00	10.00	100	2012	2012	3	45	1,134	

LAND DESCRIPTION

TOTAL OB/XF 1,713

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	205.00	378.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

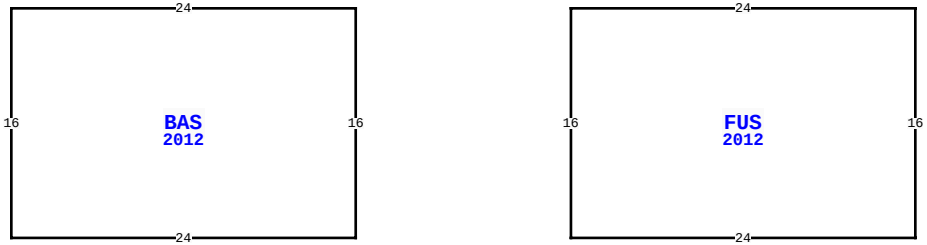
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	2012	384	26,906
FUS	384	100	2012	384	26,906
TOTALS	768			768	53,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	768	133.1000	74.54	57,247	2012	2012	0	0	0	6.00	94.00

2 ACCESORY U 100% - 2022 Heated Area: 768 HX Base Yr 2022



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1090/0124	10/25/2002	WD	Q	I		81,000
GRANTOR: ASHLEY LEN ROBERT & L						
GRANTEE: BARRY JAIMEY & JULI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24 S16 E24 N16$ PTR= E15 FUS=[YR=2012] S16 E24 N16 W24$ W15$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS