

LOT 5
IN OR 925/1190
NASSAU VILLAGE #4 UNR

VOLL JEROME
54535 JONAS DRIVE
CALLAHAN, FL 32011

2026

37-1N-25-299D-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,100	100	1993	2,100	238,688
FGR	500	55	1993	275	31,257
FOP	300	30	1993	90	10,230
FSP	320	40	1993	128	14,548
TOTALS	3,220			2,593	294,722

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0510	GARAGE WD-	0 100	20	28	560.00	SF	24.85	24.85	100	1989
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RM	278.00	328.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,593	96.7680	134.51	348,784	1989	1994	0	0	15.50	84.50
1 SNGL FAM		100% - 2001				Heated Area: 2100			HX Base Yr 2001		
The floor plan diagram shows a main rectangular area labeled 'BAS 1993' with dimensions 41 (width) and 30 (height). To the left of the main area is a smaller rectangle labeled 'FGR 1993' with dimensions 25 (width) and 20 (height). To the right of the main area is another smaller rectangle labeled 'FSP 1993' with dimensions 16 (width) and 20 (height). Below the main area is a rectangular area labeled 'FOP 1993' with dimensions 30 (width) and 10 (height). The overall dimensions of the main area are 55 (width) and 30 (height). The overall dimensions of the entire plan are 55 (width) and 50 (height).											
TOTALS		3,220			2,593					294,722	

54535 JONAS DR, CALLAHAN			BLD DATE		LGL DATE	
			XF DATE		LAND DATE	
			INC DATE		AG DATE	
			05/07/2026			MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										294,722	
TOTAL MARKET OB/XF VALUE										45,283	
TOTAL LAND VALUE - MARKET										51,000	
TOTAL MARKET VALUE										391,005	
SOH/AGL Deduction										209,727	
ASSESSED VALUE										181,278	
TOTAL EXEMPTION VALUE										HX HB WX 56,411	
BASE TAXABLE VALUE										124,867	
TOTAL JUST VALUE										391,005	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										352,782	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8007297	SWIM POOL	15,000	07/01/2000
5112	NEW CONSTR	2,800	05/25/1988
3065	NEW CONSTR	3,200	05/25/1988
4370	N/A	76,129	09/16/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0925/1190	3/24/2000	WD	Q	I		125,000	
GRANTOR: PEEPLES KEVIN J & TRA							
GRANTEE: VOLL JEROME & JOY							
0758/0743	4/30/1996	WD	Q	I		135,000	
GRANTOR: COARSEY JACQUELINE &							
GRANTEE: PEEPLES KEVIN & TRA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W29 FSP=[YR=1993] N20 W16 FGR=[YR=1993] W25 S20 E25 N20\$ S20 E16\$ W41 S30 E15 FOP=[YR=1993] S10 E30 N10 W30\$ E55 N30\$.											