

LOT 4
IN OR 1203/1302
R622246 & R622247

EMERY BILLY RAY EST
54636 JONAS ROAD
CALLAHAN, FL 32011

2026

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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	943	100	1995	943	28,183
UOP	128	25	1995	32	956
TOTALS	1,071			975	29,139

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	975	117.2000	99.62	97,130	1990	1990	0	0	0	70.00
1 M/H 93- 0% - 2024				Heated Area: 943				HX Base Yr			
41 23 23 28 13 16 8 8 16 BAS 1995 UOP 1995											
BLD DATE						LGL DATE		05/07/2026			
XF DATE						LAND DATE		MLU			

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				29,139			
TOTAL MARKET OB/XF VALUE				1,096			
TOTAL LAND VALUE - MARKET				40,800			
TOTAL MARKET VALUE				71,035			
SOH/AGL Deduction				0			
ASSESSED VALUE				71,035			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				71,035			
TOTAL JUST VALUE				71,035			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				68,521			

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0	0	10	12			21.00
2	1242	WD DECK A	0	0	13	8	SF	10.00	10.00
3	1242	WD DECK A	0	0	24	8	SF	10.00	10.00
TOTAL OB/XF 1,096									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	RM	125.00	674.00	1.00
Total Acres: 0.00									
Total Land Value: 40,800									
Market: 0									
Agricultural: 0									
Common: 40,800									