

TRACTS 1 & PT TRACT 2 IN
OR 334/92 & OR 345/131
LEE STONER SHORES 1 UNR &

MULLEN PETER P
540470 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-296A-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	

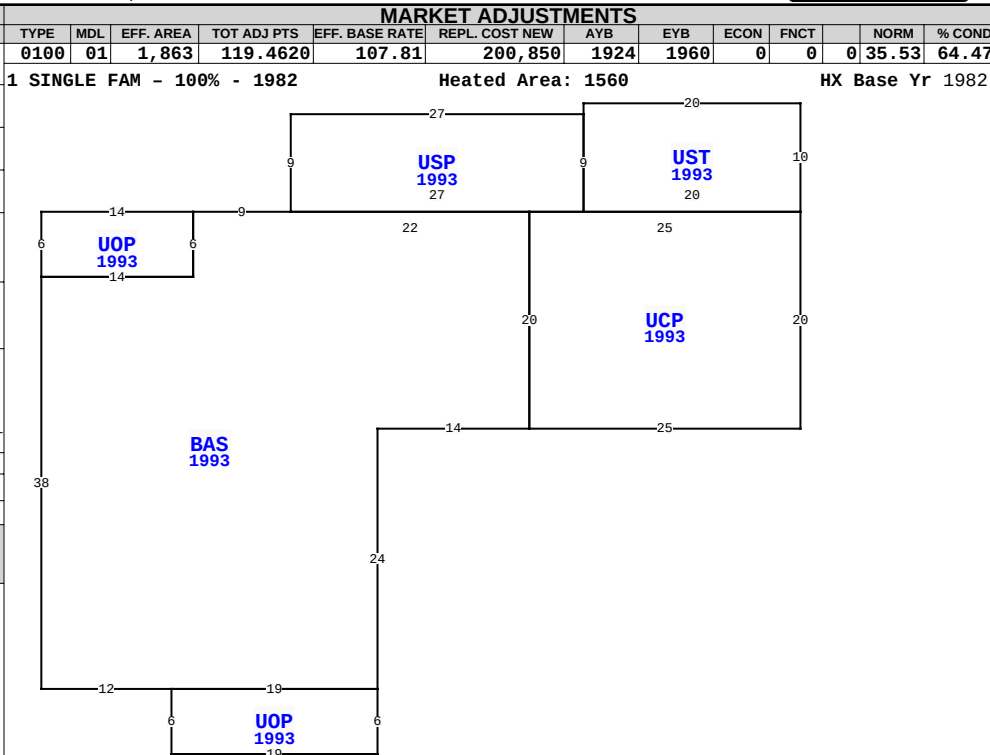
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	108,428
UCP	500	20	100	6,951
UOP	84	20	17	1,182
UOP	114	20	23	1,599
USP	243	30	73	5,074
UST	200	45	90	6,256

TOTALS	2,701		1,863	129,488
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	100	24	15	360.00	SF	10.00
3	0820	WOOD WALK	0	100	23	5	115.00	SF	11.75
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
5	0940	SHEDS/PORT	0	100	48	12	576.00	SF	30.00
6	0681	POLE SHED	0	100	48	18	864.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	RM	0.00	0.00	4.50

REVIEW DATE 04/20/2020 BY KBA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/06/2016
INC DATE		AG DATE	MF

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	1242	WD DECK A	0	100	24	15	360.00	SF	10.00	10.00	100	1989	1989	3	20	720	
3	0820	WOOD WALK	0	100	23	5	115.00	SF	11.75	11.75	100	1989	1989	3	40	541	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1989	1989	3	20	200	
5	0940	SHEDS/PORT	0	100	48	12	576.00	SF	30.00	30.00	100	1967	1967	3	20	3,456	
6	0681	POLE SHED	0	100	48	18	864.00	SF	15.00	15.00	100	1970	1970	3	20	2,592	

TOTAL OB/XF													9,224		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
04	RM	0.00	0.00	4.50	AC		1.00	1.00	1.00	18,000.00	18,000.00				

Total Acres: 4.50 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				129,488	
TOTAL MARKET OB/XF VALUE				9,224	
TOTAL LAND VALUE - MARKET				81,000	
TOTAL MARKET VALUE				219,712	
SOH/AGL Deduction				106,928	
ASSESSED VALUE				112,784	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				62,784	
TOTAL JUST VALUE				219,712	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				193,003	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5152	ADDITION	6,550	09/08/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0345/0131	9/01/1981	MS	U	V	
GRANTOR: SCOTT TALMADGE L					SALE PRICE 9,500
GRANTEE: MULLEN PETER PHILLI					
0345/0129	9/01/1981	MS	U	V	
GRANTOR: DENNY DON A					SALE PRICE 9,500
GRANTEE: MULLEN PETER PHILLI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W20 S1 USP=[YR=1993] W27 S9 BAS=[YR=1993] W9 UOP=[YR=1993] W14 S6 E14 N6\$ S6 W14 S38 E12 UOP=[YR=1993] S6 E19 N6 W19\$ E19 N24E14 UCP=[YR=1993] E25 N20 W25 S20\$ N20 W22\$ E27 N9\$ S9 E20 N10 \$.									

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