

TRACT 11
IN OR 877/1321
LEE STONER SHORE 1 UNR

KITTELL CHRISTINE R
54073 LEE STONER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-296A-0011-0000



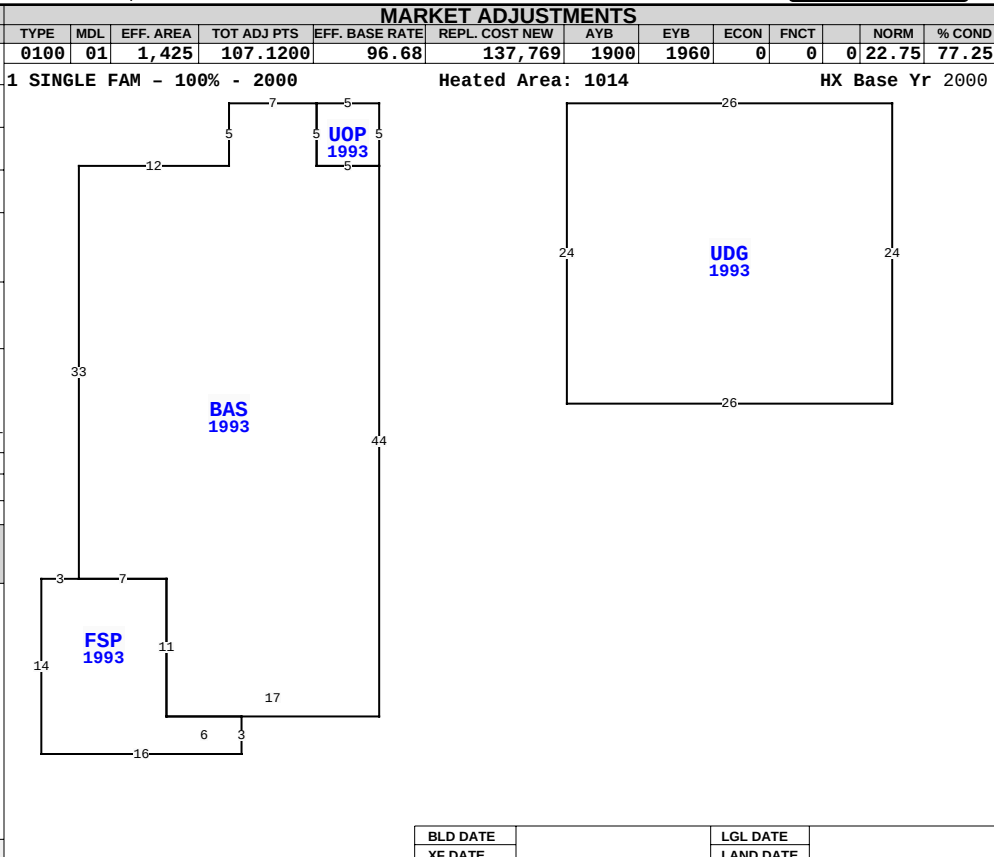
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	04
Interior Wall	05
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	0
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	06
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1,014	75,731
FSP	158	40	63	4,705
UDG	624	55	343	25,617
UOP	25	20	5	373
TOTALS	1,821		1,425	106,427

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	1242	WD DECK A	0	100	0	0			200.00	SF	10.00				400	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RM	200.00	200.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							



54073 LEE STONER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			106,427
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			151,827
SOH/AGL Deduction			98,049
ASSESSED VALUE			53,778
TOTAL EXEMPTION VALUE	HX HB		28,778
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			151,827
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			134,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002868	REPAIR/RRF	7,000	03/02/2023
R95292	REPAIR/RRF	860	02/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0877/1321	4/06/1999	QC	U	I	01
GRANTOR: KITTELL MICHAEL A					
GRANTEE: KITTELL CHRISTINE R					
0456/0796	6/01/1985	WD	Q	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES	
BUILDING DIMENSIONS	
UOP=[YR=1993] W5 BAS=[YR=1993] W7 S5 W12 S33 FSP=[YR=1993] W3 S14 E16 N3 W6 N11 W7\$ E7 S11 E17 N44 W5 N5\$ S5 E5 N5\$ PTR=E15 UDG=[YR=1993] E26 S24 W26 N24\$ W15\$.	