TRACTS 38 & 39
IN OR 1672/1778
LEE STONER SHORES 1 UNR

FREDERICKSON PENNY &/LOWE KIMBERLY
54412 LEE STONER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-296A-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

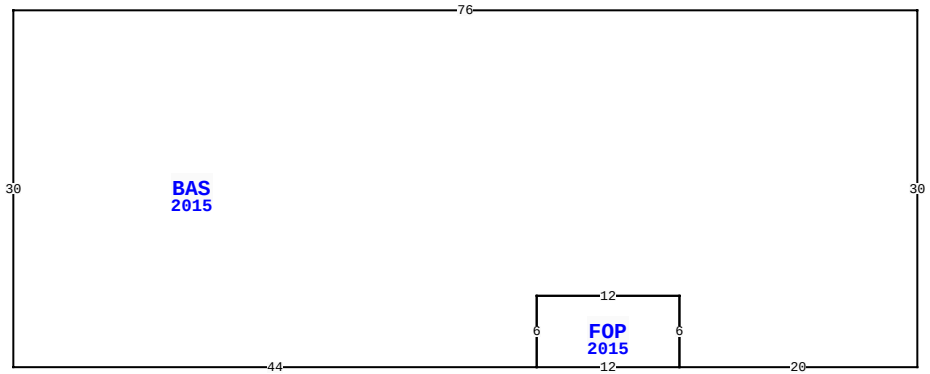
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2,208	107,945
FOP	72	30	22	1,076
TOTALS	2,280		2,230	109,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,230	116.4000	81.48	181,700	2006	2006	0	0	0	40.00	60.00

2 M/H 94+ – 100% - 2018 Heated Area: 2208 HX Base Yr 2018



54412 LEE STONER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		129,055
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		201,055
SOH/AGL Deduction		59,266
ASSESSED VALUE		141,789
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,789
TOTAL JUST VALUE		201,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003600	GARAGE	47,035	06/01/2018
MH155611	CO ISSUED	0	08/31/2015
MH155611	MH MOVE-ON	0	01/01/2015
MH982209	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1672/1778	4/21/2010	QC	U	I	11	100
GRANTOR: SHEFFIELD ELAINE						
GRANTEE: FREDERICKSON PENNY						
0829/0787	4/09/1998	QC	U	I	06	100
GRANTOR: SHEFFIELD ELAINE & DA						
GRANTEE: SHEFFIELD ELAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S30 E44 FOP=[YR=2015] E12 N6 W12 S6$ N6 E12 S6 E20 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		RM	100.00	715.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							
2	000001	C	V RS W/XFOB	100			100.00	660.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 04/21/2020 BY KBA Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

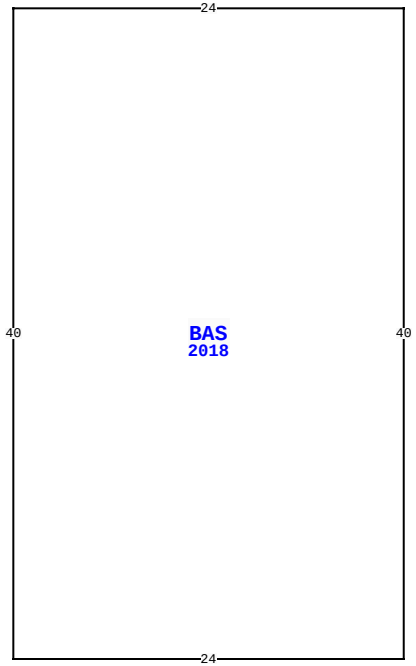
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	20,035
TOTALS	960		960	20,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	62.1000	21.74	20,870	2018	2018	0	0	0	4.00	96.00

3 GARAGE RES – 100% - 2018 Heated Area: 960 HX Base Yr 2018



54412 LEE STONER RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTOR: SHEFFIELD ELAINE & DA						
GRANTEE: SHEFFIELD ELAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S40 E24 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/21/2020 BY KBA Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS