TRACTS 41 & 42
IN OR 1545/455
2005 FLEET DW/MH

HAVENER JOHN S
54352 E LEE STONER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-296A-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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	0	0 100
Units		0 100
Quality	03	Quality Level 03

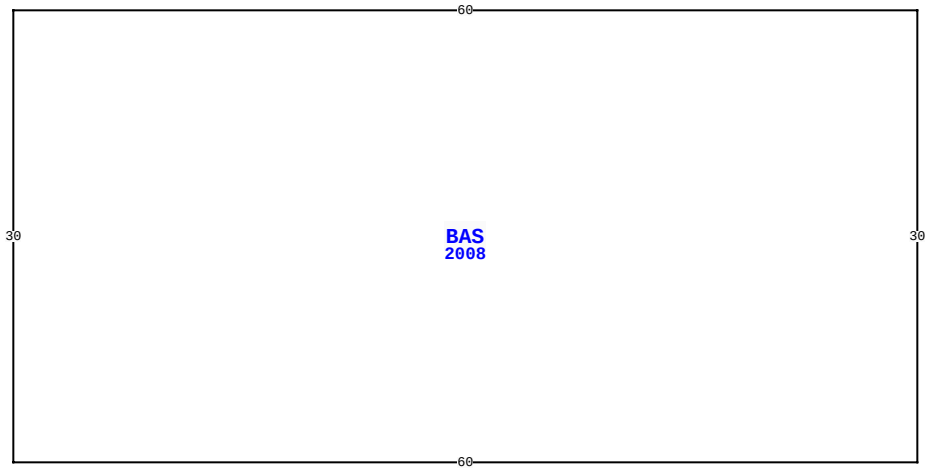
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	85,650
TOTALS	1,800		1,800	85,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	117.2000	82.04	147,672	2005	2005	0	0	0	42.00	58.00

2 M/H 94+ – 100% - 2009 Heated Area: 1800 HX Base Yr 2009



54352 LEE STONER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		85,650
TOTAL MARKET OB/XF VALUE		1,606
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		159,256
SOH/AGL Deduction		63,570
ASSESSED VALUE		95,686
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,686
TOTAL JUST VALUE		159,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4992	CO ISSUED	0	09/01/2007
MH074992	MH MOVE-ON	0	09/01/2007
P12696	OTHER	0	09/01/2007
M13232	MECH OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/0455	1/08/2008	WD	U	I	21	165,000
GRANTOR: T S FUNDING INC						
GRANTEE: HAVENER JOHN S						
1512/1311	7/16/2007	WD	U	I	11	60,000
GRANTOR: HAYSLIP JAMES A & PAM						
GRANTEE: T S FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S30 E60 N30$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	1970	1970	3	22	166	
2	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,606

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0006	RM	100.00	610.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							
2	000102	C	SFR/MH	100	0006		100.00	600.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS