

TRACT 44
IN OR 2115/1617
2007 FLEE DW/MH

WHIPPLE DAVID M EST/DOWNEY AMANDA M
54308 LEE STONER RD
CALLAHAN, FL 32011

2023

37-1N-25-296A-0044-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 1 6																						
Exterior Wall	05	AVERAGE 100	0800	02	2,356	116.8000	81.76	192,627	2007	2007	0	0	20	38.00	42.00	VALUATION SUMMARY																						
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2018												Heated Area: 2356												HX Base Yr 2018											
Roof Cover	03	COMP SHNGL 100	31 BAS 2007 31												BAS												STANDARD											
Interior Wall	05	DRYWALL 100													BAS												STANDARD											
Interior Floo	14	CARPET 70													BAS												STANDARD											
Interior Floo	08	SHT VINYL 30													BAS												STANDARD											
Air Condition	03	CENTRAL 100													BAS												STANDARD											
Heating Type	04	AIR DUCTED 100													BAS												STANDARD											
Bedrooms		5 100													BAS												STANDARD											
Bathrooms		3 100													BAS												STANDARD											
Frame	02	WOOD FRAME 100													BAS												STANDARD											
Stories	1.	1. 100													BAS												STANDARD											
Units		0 100	BAS												STANDARD																							
Quality			03	Quality Level 03												STANDARD																						
DOR CODE			0200	MOBILE HOME												STANDARD																						
MAP NUM				MKT AREA												STANDARD																						
NEIGHBORHOOD/LOC			8026.00													STANDARD																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE													STANDARD																					
BAS	2,356	100	2,356	80,903													STANDARD																					
TOTALS			2,356	2,356	80,903													STANDARD																				
EXTRA FEATURES					54308 LEE STONER RD, CALLAHAN												STANDARD																					
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	STANDARD																						
1	0510	GARAGE WD-	0 100	33 36	1,188.00	SF	7.00	7.00	100	1987	1987	3	20	1,663		STANDARD																						
2	0510	GARAGE WD-	0 100	20 36	720.00	SF	7.00	7.00	100	1987	1987	3	20	1,008		STANDARD																						
7	0751	UOP	0 0	8 7	56.00	SF	10.00	10.00	100	2013	2013	3	75	420		STANDARD																						
LAND DESCRIPTION																	TOTAL OB/XF 3,091																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	685.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000																					
REVIEW DATE 02/24/2020 BY KB Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/02/2023 BY SYS																																						