TRACTS 47,48,49 R497850
IN OR 368/544 & OR 355/629 &
OR 545 PG 241

LLOYD WINFRED L
54246 LEE STONER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-296A-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

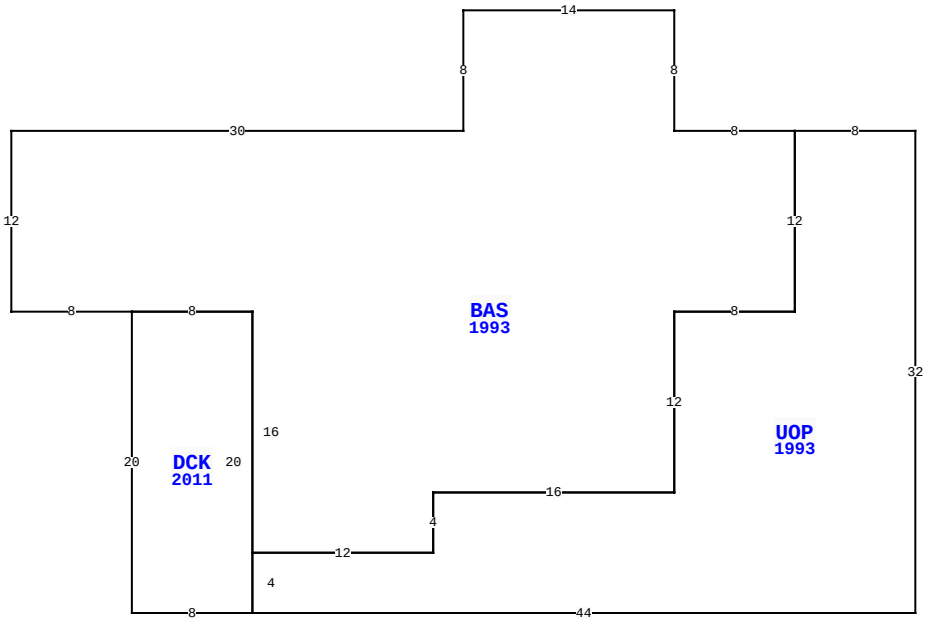
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	26,208
DCK	160	15	24	562
UOP	592	25	148	3,463
TOTALS	1,872		1,292	30,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,292	120.0000	78.00	100,776	1965	1970	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1120 HX Base Yr



54246 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		30,233
TOTAL MARKET OB/XF VALUE		14,409
TOTAL LAND VALUE - MARKET		94,500
TOTAL MARKET VALUE		139,142
SOH/AGL Deduction		84,017
ASSESSED VALUE		55,125
TOTAL EXEMPTION VALUE	HX HB	30,125
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2809	H/AC	2,300	11/15/1988
5022	ADDITION	12,940	07/11/1988
4537	N/A	17,290	12/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0355/0629	3/01/1982	WD	Q	V		2,200

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W8 BAS=[YR=1993] W8 N8 W14 S8 W30 S12 E8
DCK=[YR=2011] S20 E8 N20 W8$ E8 S16 E12 N4 E16 N12 E8 N12$
S12 W8 S12 W16 S4 W12 S4 E44 N32$.

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	0510	GARAGE WD-	0	100	30	20	600.00	SF	23.45	23.45	100	1984	1984	3	20	2,814	
2	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	1988	1988	3	20	6,720	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1966	1966	3	20	2,800	
4	0940	SHEDS/PORT	0	100	7	7	49.00	SF	20.10	20.10	100	1970	1970	3	20	197	
5	0820	WOOD WALK	0	100	52	4	208.00	SF	11.75	11.75	100	1985	1985	3	40	978	
6	0351	CARPORT MT	0	100	25	18	450.00	SF	10.00	10.00	100	1990	1990	3	20	900	

LAND DESCRIPTION

TOTAL OB/XF 14,409

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		RM	100.00	650.00	1.00	LT		1.00	1.00	0.70	45,000.00	31,500.00	31,500							
2	000102	C	SFR/MH	100			100.00	675.00	1.00	LT		1.00	1.00	0.70	45,000.00	31,500.00	31,500							
3	000102	C	SFR/MH	100			100.00	775.00	1.00	LT		1.00	1.00	0.70	45,000.00	31,500.00	31,500							

REVIEW DATE 01/05/2018 BY KB Total Acres: 0.00 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 08/02/2023 BY SYS