

TRACT 52
IN OR 1709/1788
LEE STONER SHORES 1 UNR

LORIA ROBERT K
54180 LEE STONER RD
CALLAHAN, FL 32011

2023

37-1N-25-296A-0052-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	04
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
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	1,456	100	1,456	116,300
FOP	208	30	62	4,952
SFB	192	80	154	12,301
UCP	284	20	57	4,553
UOP	192	20	38	3,035
UST	80	45	36	2,876

TOTALS	2,412		1,803	144,017
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	100	10	20			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RM	129.00	460.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,803	106.0000	95.66	172,475	1979	1985	0	0
1 SINGLE FAM - 100% - 2011 Heated Area: 1610 HX Base Yr 2011									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	100	10	20			

TOTAL OB/XF									
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1	0810	CONCRETE A	0	100	10	20			

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
Tax Group: 6 Tax Dist:									
BUILDING MARKET VALUE 144,017									
TOTAL MARKET OB/XF VALUE 741									
TOTAL LAND VALUE - MARKET 31,500									
TOTAL MARKET VALUE 176,258									
SOH/AGL Deduction 82,061									
ASSESSED VALUE 94,197									
TOTAL EXEMPTION VALUE HX HB 50,000									
BASE TAXABLE VALUE 44,197									
TOTAL JUST VALUE 176,258									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 151,873									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5271	CARPORT	3,774	11/01/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1709/1788	11/03/2010	WD	Q	I	02	100,000
GRANTOR:THIRD WORLD PROPETIE						
GRANTEE:LORIA ROBERT K						
1560/1440	4/11/2008	WD	U	I	06	100
GRANTOR:NORTH FLORIDA REAL ES						
GRANTEE:THIRD WORLD PROPERT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=2011] W10 UCP=[YR=1993] W4 BAS=[YR=1993] W22 SFB=[YR=2011] N12 W16 S12 E16\$ W34 S26 UOP=[YR=2011] S8 E24 FOP=[YR=1993] E26 N8 W26 S8\$ N8 W24\$ E56 N26\$ S26 E14 N18 W10 N8\$ S8 E10 N8\$.									