TRACT 56
IN OR 2576/1932
LEE STONER SHORES 1 UNR

ECUASUN LLC
1599 WEST 34TH STREET
JACKSONVILLE, FL 32209

2023

37-1N-25-296A-0056-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

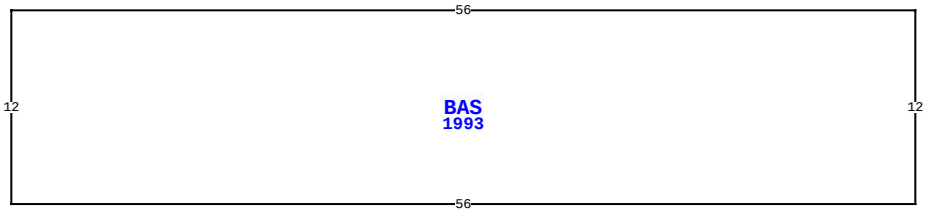
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,213
TOTALS	672		672	12,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	93.2000	60.58	40,710	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 672 HX Base Yr



54104 LEE STONER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	12,213
TOTAL MARKET OB/XF VALUE	5,292
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	62,505
SOH/AGL Deduction	0
ASSESSED VALUE	62,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,505
TOTAL JUST VALUE	62,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7411	MH MOVE-ON	19,000	08/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1932	7/08/2022	WD	Q	I	01	60,000
GRANTOR: BARNES JOSHUA & CARME						
GRANTEE: ECUASUN LLC						
2560/1141	5/04/2022	WD	Q	I	01	40,000
GRANTOR: COLE JANICE M						
GRANTEE: BARNES JOSHUA & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12 $.

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	0511	GARAGE CB-	0	0	30	18	540.00	SF	28.00	28.00	100	1980	1980	3	35	5,292	

LAND DESCRIPTION

TOTAL OB/XF 5,292

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	0		RM	100.00	430.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/02/2016 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS