TRACT 1 1972 DPSTH SW
IN OR 1725/1635
LEE STONER SHORES 3 UNR

WALKER LIVING TRUST/WALKER RUDY E TRUSTEE
45741 BISMARK ROAD
CALLAHAN, FL 32011

2023

37-1N-25-296C-0001-0000

BUILDING CHARACTERISTICS

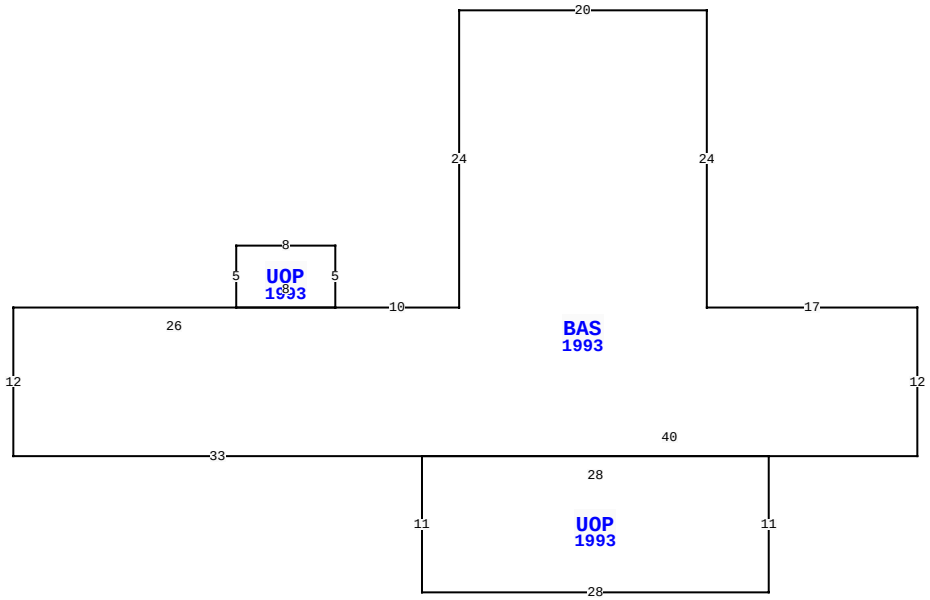
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	1,356	100	1,356	30,831
UOP	40	25	10	227
UOP	308	25	77	1,751
TOTALS	1,704		1,443	32,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,443	116.6000	75.79	109,365	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1356 HX Base Yr



540243 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,068
TOTAL MARKET OB/XF VALUE	1,958
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	87,026
SOH/AGL Deduction	24,475
ASSESSED VALUE	62,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,551
TOTAL JUST VALUE	87,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7672	CHNGE SRVC	0	08/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1725/1635	12/21/2010	WD	U	I	30	100
GRANTOR: WALKER RUDY E & JOANN						
GRANTEE: WALKER RUDY E & JO						
1684/1113	6/22/2010	WD	U	I	30	50,000
GRANTOR: NAZWORTH DOROTHY E						
GRANTEE: WALKER RUDY E & JOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N24 W20 S24 W10 UOP=[YR=1993] N5 W8 S5 E8$ W26 S12 E33 UOP=[YR=1993] S11 E28 N11 W28$ E40 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	0940	SHEDS/PORT	0	0	15	10	150.00	SF	20.10	20.10	100	1980	1980	3	20	603	
2	0680	POLE SHED	0	0	20	20	400.00	SF	6.70	6.70	100	1980	1980	3	20	536	
3	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	100	2002	2002	3	21	819	

LAND DESCRIPTION

TOTAL OB/XF 1,958

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	0004	RM	176.00	225.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/26/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

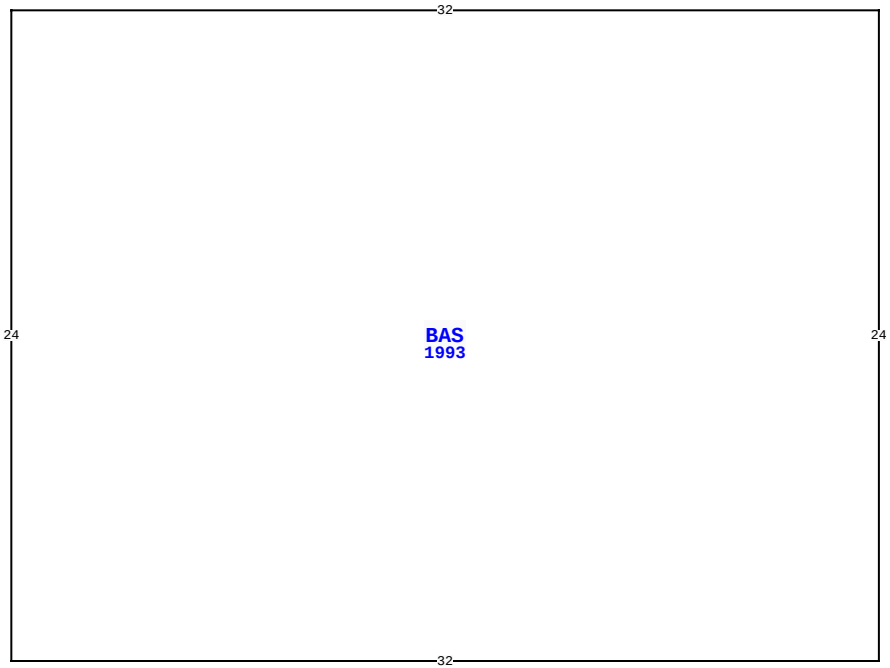
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	7,258
TOTALS	768		768	7,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	54.0000	18.90	14,515	1971	1971	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 768 HX Base Yr



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GRANTOR: NAZWORTH DOROTHY E						
GRANTEE: WALKER RUDY E & JOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S24 E32 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/26/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS