TRACT 34
IN OR 2179/1777
LEE STONER SHORES 3 UNR

WHITTEMORE CHRISTOPHER
54034 CYNTHIA AVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0034-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	12	REINFO/CON 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

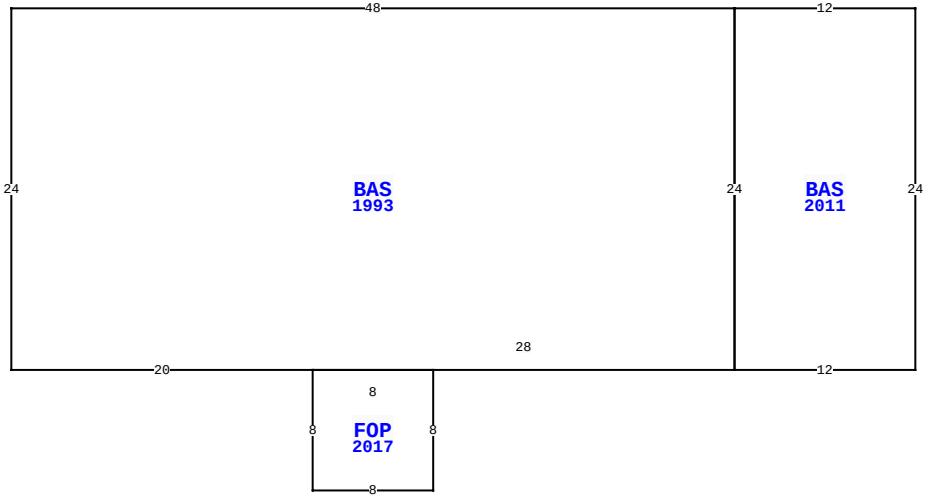
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	116,460
BAS	288	100	288	29,115
FOP	64	30	19	1,921
TOTALS	1,504		1,459	147,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,459	125.5110	113.27	165,261	1974	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1440 HX Base Yr 2019



54034 CYNTHIA AVE, 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		147,495
TOTAL MARKET OB/XF VALUE		4,830
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		197,325
SOH/AGL Deduction		82,276
ASSESSED VALUE		115,049
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,049
TOTAL JUST VALUE		197,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2179/1777	2/23/2018	WD	Q	I	01	174,000
GRANTOR: STRAIGHT PATH RENOVAT						
GRANTEE: WHITTEMORE CHRISTOP						
2133/1048	7/06/2017	SW	U	I	12	51,900
GRANTOR: CITIFINANCIAL SERVICI						
GRANTEE: STRAIGHT PATH RENOV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E20 FOP=[YR=2017] S8 E8 N8 W8$ E28
BAS=[YR=2011] E12 N24 W12S24$ N24$.

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
3	0751	UOP	0	0	12	24	288.00	SF	10.00	10.00	100	2005	2005	3	44	1,267	
4	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	2005	2005	3	27	691	
5	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2005	2005	3	27	972	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 4,830

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	000100	C	SFR	100	0005	RM	150.00	300.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/18/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS