TRACT 35
IN OR 2171/924
LEE STONER SHORES #3 UNR

PETERS DANIELLE D
54062 CYNTHIA AVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0035-0000

BUILDING CHARACTERISTICS

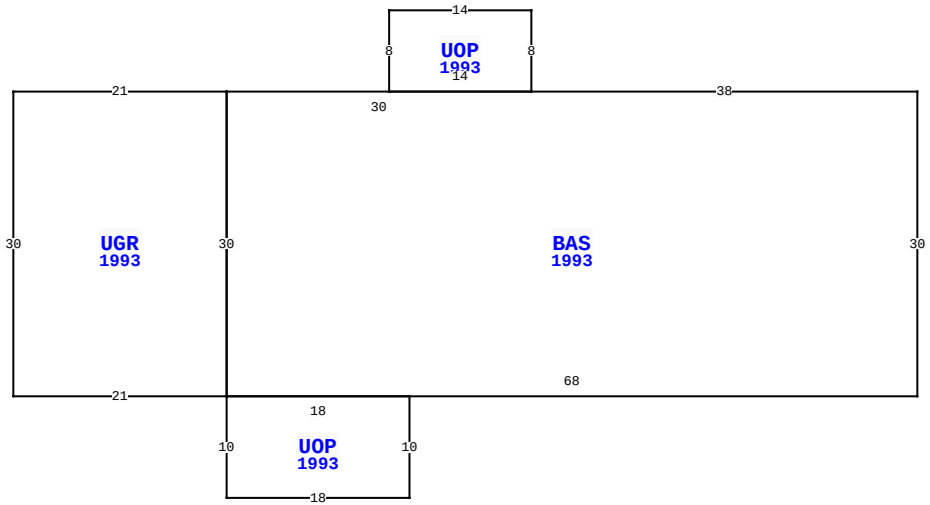
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	2,040	100	2,040	160,342
UGR	630	45	284	22,322
UOP	112	20	22	1,730
UOP	180	20	36	2,830
TOTALS	2,962		2,382	187,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,382	103.6840	93.57	222,884	1971	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2040 HX Base Yr 2019



54062 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		187,223
TOTAL MARKET OB/XF VALUE		2,534
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		234,757
SOH/AGL Deduction		71,983
ASSESSED VALUE		162,774
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,774
TOTAL JUST VALUE		234,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2171/0924	1/17/2018	WD	Q	I	01	170,000
GRANTOR: FL LAND TRST 54062 CY						
GRANTEE: PETERS DANIELLE D						
2113/1767	4/17/2017	CT	U	I	18	84,000
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 UOP=[YR=1993] N8 W14 S8 E14 $ W30
UGR=[YR=1993] W21 S30 E21 UOP=[YR=1993] S10 E18 N10 W18 $ N30
$ S30 E68 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	40	1,400	
2	0810	CONCRETE A	0	100	31	18	558.00	SF	6.50	6.50	100	1973	1973	3	25	907	
3	0940	SHEDS/PORT	0	100	7	9	63.00	SF	18.00	18.00	100	1978	1978	3	20	227	

LAND DESCRIPTION

TOTAL OB/XF 2,534

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 04/17/2018 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS