

TRACT 36
IN OR 2534/1377
LEE STONER SHORES 3 UNR

MCCOMSEY DREW & KELLY
54104 CYNTHIA AVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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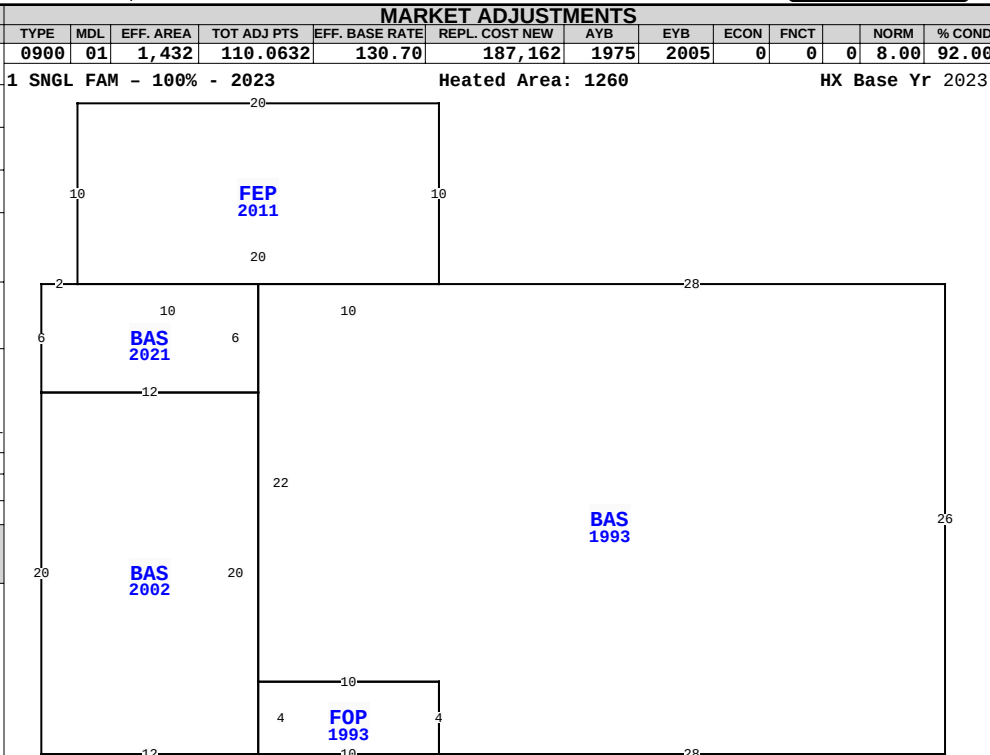
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	948	100	948	113,992
BAS	240	100	240	28,859
BAS	72	100	72	8,657
FEP	200	80	160	19,239
FOP	40	30	12	1,443

TOTALS	1,500		1,432	172,189
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0351	CARPORT MT	0	100	0	0	480.00	SF	4.00
6	0810	CONCRETE A	0	100	0	0	741.00	SF	6.50
7	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50
8	0351	CARPORT MT	0	100	18	20	360.00	SF	5.90
9	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00

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	150.00	300.00	1.00



54104 CYNTHIA AVE, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											14,167	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
RM	150.00	300.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00		

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					185,020				
TOTAL MARKET OB/XF VALUE					14,167				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					244,187				
SOH/AGL Deduction					0				
ASSESSED VALUE					244,187				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					194,187				
TOTAL JUST VALUE					244,187				
NCON VALUE					12,831				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					194,137				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R95317	REPAIR/RRF	2,000	04/01/1995
3255	N/A	5,575	03/21/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/1377	1/28/2022	WD	Q	I	01	235,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: MCCOMSEY DREW & KEL						
2508/0611	10/20/2021	WD	U	I	37	241,200
GRANTOR: RUDD JONATHAN M						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W28 FEP=[YR=2011] N10 W20 S10 BAS=[YR=2021] W2 S6 BAS=[YR=2002] S20 E12 FOP=[YR=1993] E10 N4 W10 S4\$ N20 W12\$ E12 N6 W10\$ E20\$ W10 S22 E10 S4 E28 N26\$.									

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