TRACT 56 & 57
PT OR 2385/253
LEE STONER SHORES 3 UNR

RAINEY BILLY V JR
54065 SHIRLEY DRIVE
CALLAHAN, FL 32011

2023

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	02	Quality Level 02

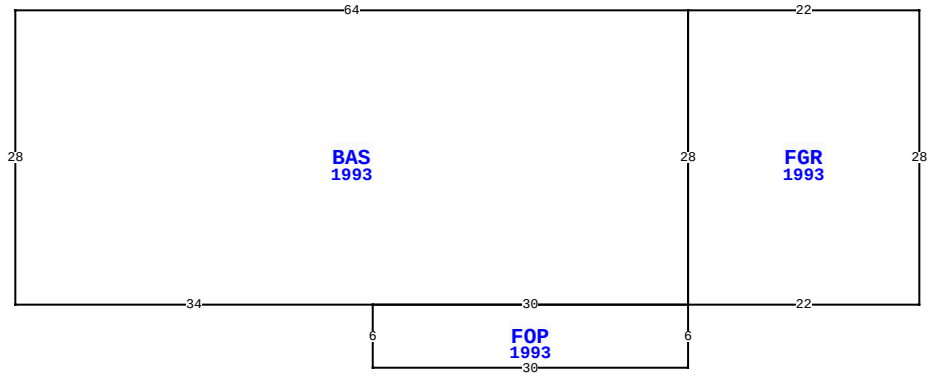
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	173,647
FGR	616	55	339	32,850
FOP	180	30	54	5,232
TOTALS	2,588		2,185	211,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,185	123.6368	146.82	320,802	1969	1974	0	0	0	34.00	66.00

1 SNGL FAM – 100% - 2022 Heated Area: 1792 HX Base Yr 2023



54065 SHIRLEY DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		211,729
TOTAL MARKET OB/XF VALUE		54,192
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		355,921
SOH/AGL Deduction		81,621
ASSESSED VALUE		274,300
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,300
TOTAL JUST VALUE		355,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0253	8/04/2020	WD	Q	I	05	230,000
GRANTOR: ASPINWALL SHIRLEY J						
GRANTEE: RAINEY MARGERY M &						
0106/0519	1/01/1970	TA	U	I		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S28 E34 FOP=[YR=1993] S6 E30 N6W30$ E30
FGR=[YR=1993] E22 N28 W22S28$ N28$.

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	1969	1969	3	30.8	1,078	
2	0811	CONCRETE B	0	100	0	0	690.00	SF	5.20	5.20	100	1993	1993	3	68	2,440	
3	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1987	1987	3	20	1,536	
5	0812	CONCRETE C	0	100	0	0	2,852.00	SF	4.00	4.00	100	1986	1986	3	52	5,932	
6	0511	GARAGE CB-	0	100	45	28	1,260.00	SF	40.00	40.00	100	1993	1993	3	68	34,272	
8	0811	CONCRETE B	0	100	0	0	690.00	SF	5.20	5.20	100	1995	1995	3	72	2,583	
9	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	
10	0940	SHEDS/PORT	0	100	12	8	96.00	SF	18.30	18.30	100	1997	1997	3	20	351	

LAND DESCRIPTION

TOTAL OB/XF 54,192

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	300.00	313.00	2.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	90,000							

REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS