TRACT 67
IN OR 144 PG 531
LEE STONER SHORES 3 UNR

WILSON GEORGE M & SANDRA G
54143 CATHERINE AVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 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		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

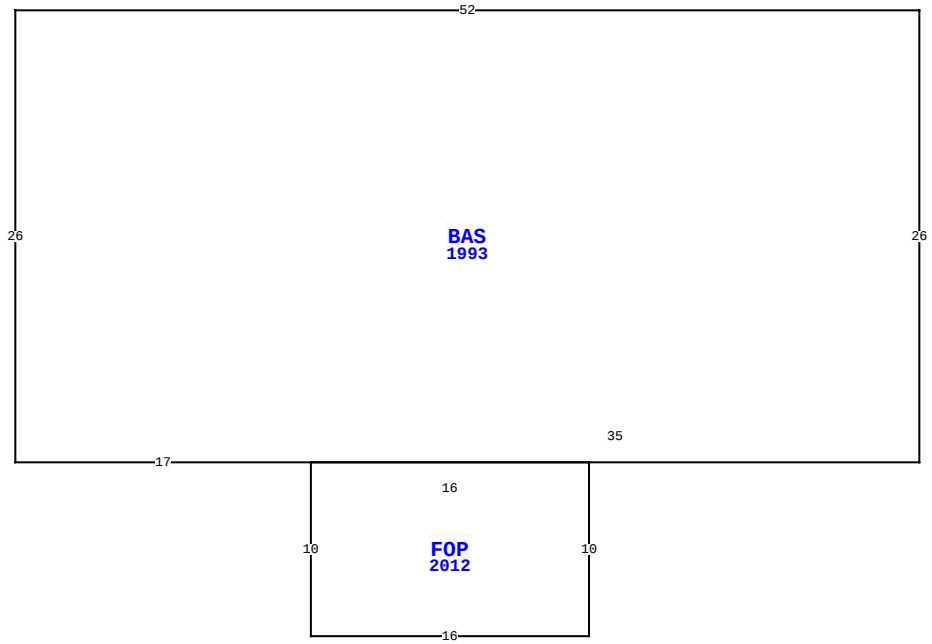
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	105,393
FOP	160	30	48	3,742
TOTALS	1,512		1,400	109,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	114.4000	103.25	144,550	1973	1973	0	0	0	24.50	75.50

1 SINGLE FAM – 100% - 2003 Heated Area: 1352 HX Base Yr 2003



54143 CATHERINE AVE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		109,135
TOTAL MARKET OB/XF VALUE		3,152
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		157,287
SOH/AGL Deduction		71,713
ASSESSED VALUE		85,574
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,574
TOTAL JUST VALUE		157,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6074	REPAIR/RRF	1,999	10/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0144/0531	1/01/1973	WD	U	V		2,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S26 E17 FOP=[YR=2012] S10 E16 N10 W16$ E35 N26$.

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	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1990	1990	3	20	384	
2	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	2000	2000	3	80	1,040	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2000	2000	3	20	1,728	

TOTAL OB/XF 3,152

LAND DESCRIPTION

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	362.00	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