

TRACT 77
IN OR 2449/1402
LEE STONER SHORES 3 UNR

ACOSTA VALARIE CRUZ
54148 JANICE DR
CALLAHAN, FL 32011

2023

37-1N-25-296C-0077-0000



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 100		
Interior Floo	13	LVT/LAMNT 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	59,901
DCK	84	15	13	601
FOP	240	30	72	3,328
TOTALS	1,620		1,381	63,830

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,381	122.6000	79.69	110,052	1987	2005	0	0	42.00	58.00
1 M/H 93- - 100% - 2023 Heated Area: 1296 HX Base Yr 2023											
54148 JANICE DR, CALLAHAN											
BLD DATE		03/18/2008		KWJW		LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE					63,830							
TOTAL MARKET OB/XF VALUE					17,224							
TOTAL LAND VALUE - MARKET					45,000							
TOTAL MARKET VALUE					126,054							
SOH/AGL Deduction					0							
ASSESSED VALUE					126,054							
TOTAL EXEMPTION VALUE					HX HB		50,000					
BASE TAXABLE VALUE					76,054							
TOTAL JUST VALUE					126,054							
NCON VALUE					17,224							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					77,136							
BLDG:1:3: 1987 PIED												
BLDG:1:2: RP 12431603 & 12431604												
BLDG:1:1: DW/MH/ #537174P4322 (A/B)												
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