

TRACT 4
LEE STONER SHORE 1 UNR
IN OR 2714/537 BEING PARCEL A

GLISSON MACY NICOLE & DUSTIN
45244 KERI BLVD
CALLAHAN, FL 32011

2024

37-1N-25-296A-0004-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	01	FLAT 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	744	100	744	14,874
UOP	72	25	18	360
UOP	192	25	48	960
TOTALS	1,008		810	16,193

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	810	95.2000	66.64	53,978	1974	1974	0	0	0	70.00	30.00
3 M/H 93- - 0% - 0												
Heated Area: 744												
HX Base Yr												
12 12 12 12 12 12 12 12 12 12 12 12 12												
BAS 1993												
UOP 2024												
UOP 2024												
540444 LEM TURNER RD, CALLAHAN												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					16,193				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					61,193				
SOH/AGL Deduction					9,772				
ASSESSED VALUE					51,421				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					51,421				
TOTAL JUST VALUE					61,193				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					56,246				
BLDG:3:1: 1974 BRIA R497893									