TRACT 5
LEE STONER SHORE 1 UNR
IN OR 2713/1179 BEING PARCEL B

MCLENDON RICHARD A & LORNA G
45244 KERI BLVD
CALLAHAN, FL 32011

2024

37-1N-25-296A-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

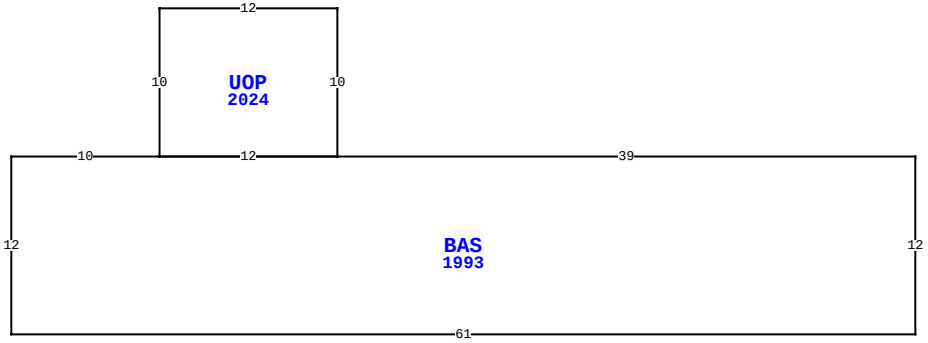
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	732	34,224
UOP	120	25	30	1,403
TOTALS	852		762	35,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	762	101.2000	70.84	53,980	1976	2010	0	0	0	34.00	66.00

1 M/H 93- – 0% - 0 Heated Area: 732 HX Base Yr



540434 LEM TURNER RD, CALLAHAN

BLD DATE		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	35,627
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	80,627
SOH/AGL Deduction	1,811
ASSESSED VALUE	78,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,816
TOTAL JUST VALUE	80,627
NCON VALUE	1,402
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,743

MISC STRG = NV: 10/23KW

BLDG:1:1: 1976 GOVE R568219

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/1179	5/22/2024	QC	U	I	11	100
GRANTOR: GLISSON MACY NICOLE &						
GRANTEE: MCLENDON RICHARD A						
2708/616	4/19/2024	WD	Q	I	05	78,000
GRANTOR: MCLENDON RICHARD A &						
GRANTEE: GLISSON MACY NICOLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,-2] W39 W12 W10 S12 E61 N12 $
UOP=[YR=2024;ORIG=-39,-2] W12 N10 E12 S10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	0		RM	140.00	234.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS