

TRACT 21
LEE STONER SHORES 1 UNR
IN OR 2578/733

BAXTER ANDREW W & CRYSTAL ANN
54110 MARLEE ROAD
CALLAHAN, FL 32011

2024

37-1N-25-296A-0021-0000



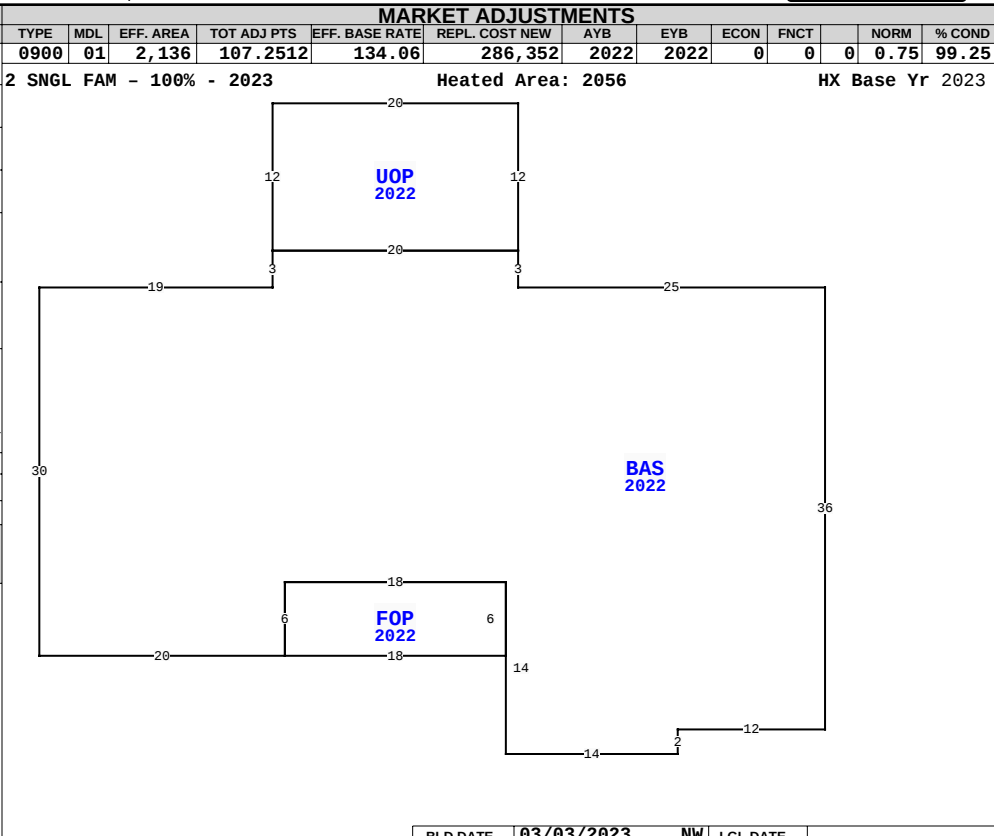
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,056	100	2,056	273,560
FOP	108	30	32	4,258
UOP	240	20	48	6,387
TOTALS	2,404		2,136	284,204

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0940	SHEDS/PORT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



54110 MARLEE RD, CALLAHAN	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF															2,160
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100		RM	150.00	338.00	1.00	LT		1.00	1.00	1.00	45,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		284,204	
TOTAL MARKET OB/XF VALUE		2,160	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		331,364	
SOH/AGL Deduction		2,340	
ASSESSED VALUE		329,024	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		279,024	
TOTAL JUST VALUE		331,364	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,441	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010568	CO ISSUED	0	07/14/2022
21010568	NEW CONSTR	270,349	08/11/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2578/0733	7/15/2022	WD	Q	I	01	295,000	
GRANTOR: BISHOP DAVID W JR & C							
GRANTEE: BAXTER ANDREW WILLI							
2437/0734	2/25/2021	WD	Q	V	01	35,000	
GRANTOR: RICKETSON COREY							
GRANTEE: BISHOP DAVID W JR &							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2022] W25 N3 UOP=[YR=2022] N12 W20 S12 E20\$ W20 S3 W19 S30 E20 FOP=[YR=2022] E18 N6 W18 S6\$ N6 E18 S14 E14 N2 E12 N36\$.									