TRACT 32
IN OR 2676/1649
LEE STONER SHORES 1 UNR

LOWE JAMES THOMAS JR
54287 LEE STONER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-296A-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	05	Quality Level 05

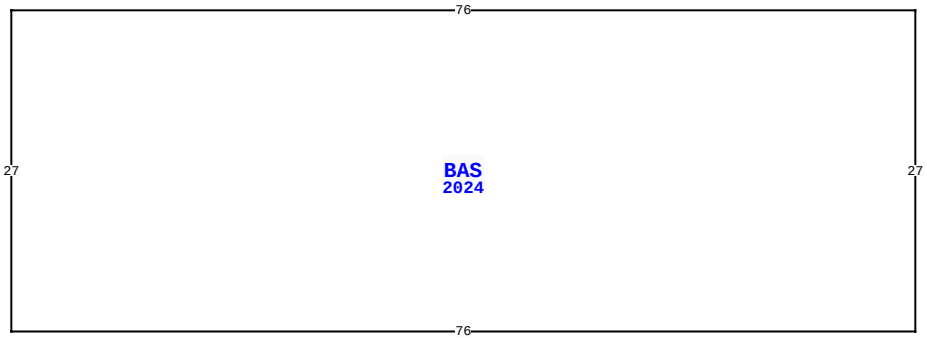
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	212,087
TOTALS	2,052		2,052	212,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	139.2000	104.40	214,229	2023	2023	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2024 Heated Area: 2052 HX Base Yr 2024



54287 LEE STONER RD, 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		212,087
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		257,087
SOH/AGL Deduction		0
ASSESSED VALUE		257,087
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,087
TOTAL JUST VALUE		257,087
NCON VALUE		212,087
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,602

2023 CLAYTON_ WHC030055GA(A/B)_ TITLE: 152451772 &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH23-11848	CO'D		10/02/2023
MH23-11848	REPLACEMENT DW/MH		09/15/2023
7785	MH MOVE-ON	12,000	04/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1649	10/30/2023	WD	Q	I	01	311,000
GRANTOR: MEAN4 401-K PLAN & TR						
GRANTEE: LOWE JAMES THOMAS J						
2632/467	4/17/2023	WD	U	I	37	60,157
GRANTOR: MINER DON						
GRANTEE: MEAN4 401-K PLAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E76 S27 W76 N27 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0006	RM	151.00	314.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/19/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS