TRACT 44
IN OR 2115/1617
2007 FLEE DW/MH

WHIPPLE DAVID M EST/DOWNEY AMANDA M
54308 LEE STONER RD
CALLAHAN, FL 32011

2024

37-1N-25-296A-0044-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

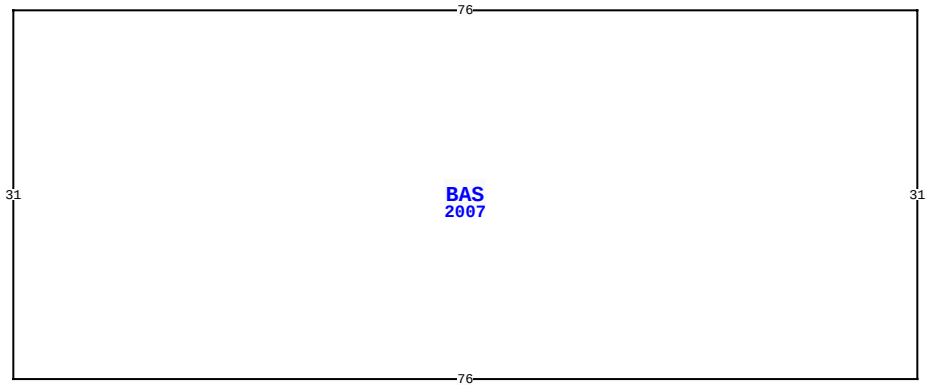
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	136,214
TOTALS	2,356		2,356	136,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	128.4800	96.36	227,024	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2018 Heated Area: 2356 HX Base Yr 2018



54308 LEE STONER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		136,214
TOTAL MARKET OB/XF VALUE		2,217
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		174,431
SOH/AGL Deduction		88,526
ASSESSED VALUE		85,905
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		30,905
TOTAL JUST VALUE		174,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,994

BLDG:1:4: 2007 FLEE / ASSESSED 2008
BLDG:1:2: RP# 12437505 & 12437506
BLDG:1:1: DW/MH/ID: GAFL775(A/B)79065CD21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4933	CO ISSUED	0	05/01/2007
MH4933	MH MOVE-ON	0	05/01/2007
M12908	MECH OTHER	0	05/01/2007
P12359	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2115/1617	4/20/2017	WD	Q	I	01	89,500
GRANTOR: SMITH KATHY T						
GRANTEE: WHIPPLE DAVID M & A						
2008/0444	9/24/2015	WD	U	I	12	82,400
GRANTOR: SWEAT DAVID E						
GRANTEE: SMITH KATHY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S31 E76 N31$. .

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
1	0510	GARAGE WD-	0	100	33	36	1,188.00	SF	7.00	7.00	100	1987	1987	3	20	1,663	
2	0681	POLE SHED	0	100	26	10	260.00	SF	3.00	3.00	100	1987	1987	3	20	156	
3	0751	UOP	0	100	8	7	56.00	SF	10.00	10.00	100	2013	2013	3	71	398	

LAND DESCRIPTION

TOTAL OB/XF 2,217

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	100		RM	100.00	685.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 02/24/2020 BY KB Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS