

LLOYD KEITH EST
54272 LEE STONER ROAD EAST
CALLAHAN, FL 32011

2024

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 100										0820 02 1,222 118.0000 82.60 100,937 1965 1980 0 0 70.00 30.00										Tax Group: 6 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 M/H 93- - 0% - 2024 Heated Area: 992 HX Base Yr										BUILDING MARKET VALUE 30,281									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 7,908									
Interior Wall 04 PLYWOOD 100																				TOTAL LAND VALUE - MARKET 36,000									
Interior Floo 14 CARPET 100																				TOTAL MARKET VALUE 74,189									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 0									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 74,189									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 1 100																				BASE TAXABLE VALUE 74,189									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 74,189									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
BUD8 Adjustme 06 DIST 1D 100																				PREVIOUS YEAR MKT VALUE 70,703									
																				STRG SHEDS + POLE SHEDS ARE ATTACHED									
																				BLDG:1:6: 1965 ARMOUR									
																				BLDG:1:5: RP: 108124									
																				BLDG:1:3: SW/MH ID: FESEXBMG2060									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
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 992 100 992 24,582																													
DCK 80 15 12 297																													
UOP 448 25 112 2,775																													
UOP 350 25 88 2,181																													
UST 32 55 18 446																													
TOTALS 1,902 1,222 30,281																													
EXTRA FEATURES										54272 LEE STONER RD, CALLAHAN										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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																													
1 0940 SHEDS/PORT 0 0 12 10 120.00 SF 20.10 20.10 100 1980 1980 3 20 482																													
2 0940 SHEDS/PORT 0 0 0 0 588.00 SF 20.10 20.10 100 1988 1988 3 20 2,364																													
3 0751 UOP 0 0 8 12 96.00 SF 10.00 10.00 100 1988 1988 3 20 192																													
4 0681 POLE SHED 0 0 8 12 96.00 SF 15.00 15.00 100 1988 1988 3 20 288																													
5 0680 POLE SHED 0 0 18 29 522.00 SF 10.00 10.00 100 1988 1988 3 20 1,044																													
6 0680 POLE SHED 0 0 24 8 192.00 SF 10.00 10.00 100 1988 1988 3 20 384																													
7 0820 WOOD WALK 0 0 4 10 40.00 SF 11.75 11.75 100 1988 1988 3 40 188																													
8 0803 ASPHALT C 0 0 0 0 2,648.00 SF 2.00 2.00 100 2005 2005 3 56 2,966																													
LAND DESCRIPTION										TOTAL OB/XF 7,908																			
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 0 RM 100.00 650.00 1.00 LT 1.00 1.00 0.80 45,000.00 36,000.00 36,000																													
REVIEW DATE 01/06/2023 BY KWA										Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000										PRINTED 08/06/2024 BY SYS									