E214 FT OF TRACTS 57 & 58
IN OR 2684/665
LEE STONER SHORES #1 UNR

PICKETT RANDY L L/E/
54074 LEE STONER RD
CALLAHAN, FL 32011

2024

37-1N-25-296A-0057-0010

BUILDING CHARACTERISTICS

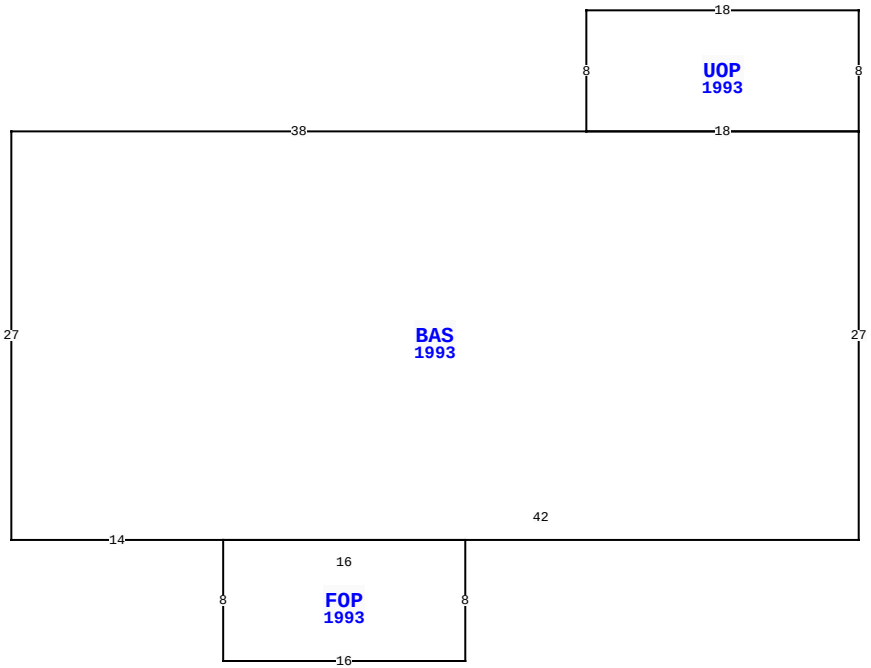
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,512	100	1,512	38,864
FOP	128	30	38	977
UOP	144	25	36	925
TOTALS	1,784		1,586	40,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,586	122.4000	85.68	135,888	1992	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 1512 HX Base Yr 2024



54074 LEE STONER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		40,766
TOTAL MARKET OB/XF VALUE		1,680
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		87,446
SOH/AGL Deduction		0
ASSESSED VALUE		87,446
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,446
TOTAL JUST VALUE		87,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,679

MISC CRPT (BY DW/MH) = NV
EYB ADJSTS FOR NEWER METAL ROOF
BLDG:1:4: 1992 PALM HARBER
BLDG:1:3: RP: 568212 & 568213

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/665	12/13/2023	QC	U	I	11	100
GRANTOR: COLE JANICE						
GRANTEE: PICKETT RANDY L L/E						
2555/0523	11/30/2021	FJ	U	I	19	100
GRANTOR: HICKEN DAVID WARREN E						
GRANTEE: HICKEN DORIS AGESON						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W18 S8 BAS=[YR=1993] W38 S27 E14 FOP=[YR=1993] S8 E16 N8 W16 $ E42 N27 W18 $ E18 N8 $.

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	0681	POLE SHED	0	100	20	28	560.00	SF	15.00	15.00	100	1965	1965	3	20	1,680	

LAND DESCRIPTION

TOTAL OB/XF 1,680

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	0006	RM	200.00	214.00	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