W215 FT OF TRACT 58
IN OR 2543/849 PARCEL 1
LEE STONER SHORES 1 UNR

BRIGHT DAVID EARL
29904 PIGION CREEK RD
HILLIARD, FL 32046

2024

37-1N-25-296A-0058-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

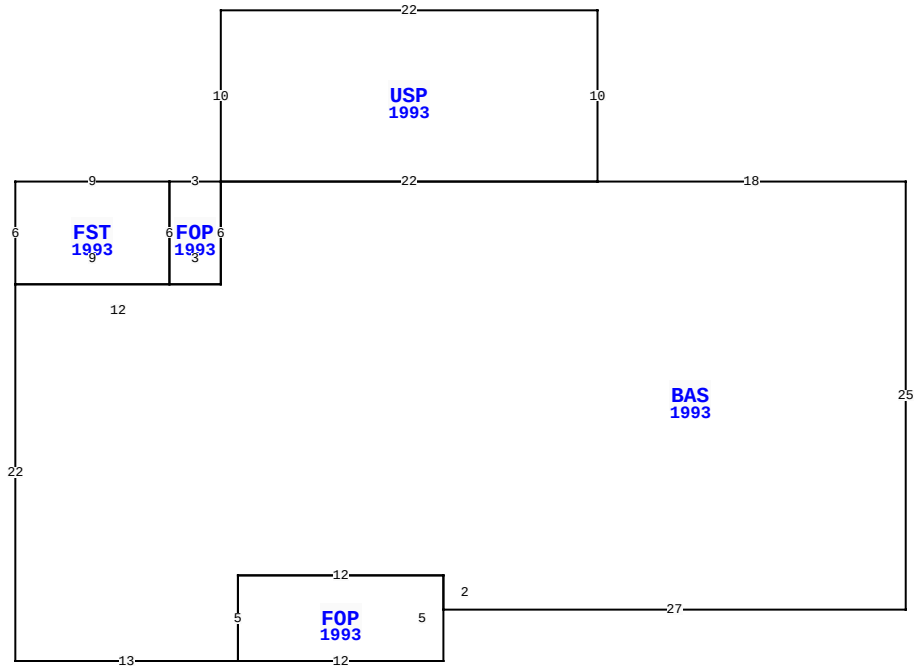
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,243	100	1,243	106,833
FOP	18	30	5	430
FOP	60	30	18	1,547
FST	54	55	30	2,579
USP	220	30	66	5,672
TOTALS	1,595		1,362	117,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	116.0640	110.26	150,174	1965	1980	0	0	0	22.05	77.95

1 SINGLE FAM – 0% - 2023 Heated Area: 1243 HX Base Yr



540332 LEM TURNER 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	117,061
TOTAL MARKET OB/XF VALUE	15,098
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	177,159
SOH/AGL Deduction	1,428
ASSESSED VALUE	175,731
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,731
TOTAL JUST VALUE	177,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/0849	2/25/2022	WD	Q	I	05	131,600
GRANTOR: THOMPSON JOANN						
GRANTEE: BRIGHT DAVID EARL						
1489/1229	4/03/2007	WD	U	I	05	81,000
GRANTOR: WILLIAMS DORA L						
GRANTEE: THOMPSON JOANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 USP=[YR=1993] N10 W22 S10 FOP=[YR=1993] W3 FST=[YR=1993] W9 S6 E9 N6$ S6 E3 N6$ E22$ W22 S6 W12 S22 E13 FOP=[YR=1993] E12 N5 W12 S5$ N5 E12 S2 E27 N25$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930	
2	0511	GARAGE CB-	0	0	24	22	528.00	SF	40.00	40.00	100	1980	1980	3	59.5	12,566	
3	0812	CONCRETE C	0	0	0	0	1,540.00	SF	4.00	4.00	100	1975	1975	3	26	1,602	

LAND DESCRIPTION

TOTAL OB/XF 15,098

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	000100	C	SFR	0	0006	RM	100.00	215.00	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