TRACT 36
IN OR 2534/1377
LEE STONER SHORES 3 UNR

MCCOMSEY DREW & KELLY
54104 CYNTHIA AVE
CALLAHAN, FL 32011

**2024**

**37-1N-25-296C-0036-0000**

## NASSAU COUNTY PROPERTY



## 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 90 |
| Interior Wall | 04 | PLYWOOD 10 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 | 02 | Quality Level 02 |

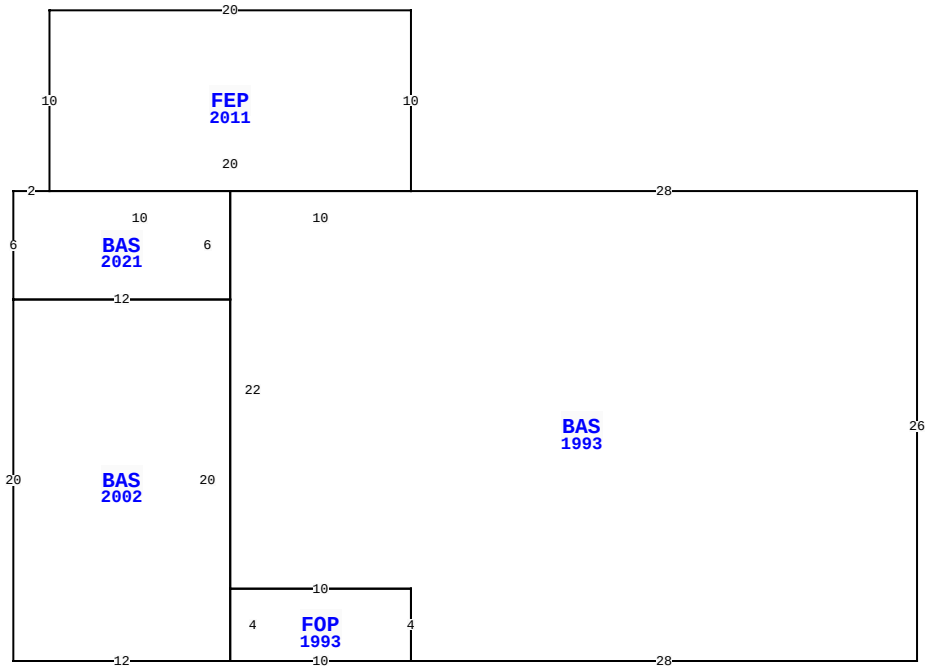
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 948 | 100 | 948 | 119,340 |
| BAS | 240 | 100 | 240 | 30,212 |
| BAS | 72 | 100 | 72 | 9,064 |
| FEP | 200 | 80 | 160 | 20,142 |
| FOP | 40 | 30 | 12 | 1,511 |
| TOTALS | 1,500 | | 1,432 | 180,269 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,432 | 110.0632 | 137.58 | 197,015 | 1975 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 100% - 2023 Heated Area: 1260 HX Base Yr 2023




54104 CYNTHIA AVE, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 | NW | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 192,802 |
| TOTAL MARKET OB/XF VALUE | | 13,490 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 251,292 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 251,292 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 201,292 |
| TOTAL JUST VALUE | | 251,292 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 244,187 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R95317 | REPAIR/RRF | 2,000 | 04/01/1995 |
| 3255 | N/A | 5,575 | 03/21/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2534/1377 | 1/28/2022 | WD | Q | I | 01 | 235,000 |
| GRANTOR: OPENDOOR PROPERTY TRU | | | | | | |
| GRANTEE: MCCOMSEY DREW & KEL | | | | | | |
| 2508/0611 | 10/20/2021 | WD | U | I | 37 | 241,200 |
| GRANTOR: RUDD JONATHAN M | | | | | | |
| GRANTEE: OPENDOOR PROPERTY T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W28 FEP=[YR=2011] N10 W20 S10 BAS=[YR=2021] W2 S6 BAS=[YR=2002] S20 E12 FOP=[YR=1993] E10 N4 W10 S4$ N20 W12$ E12 N6 W10$ E20$ W10 S22 E10 S4 E28 N26$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1989 | 1989 | 3 | 66 | 1,320 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 0 | 0 | 480.00 | SF | 4.00 | 4.00 | 100 | 1998 | 1998 | 3 | 20 | 384 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 741.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 90 | 4,335 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 340.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 86 | 1,901 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 18 | 20 | 360.00 | SF | 5.90 | 5.90 | 100 | 2005 | 2005 | 3 | 24 | 510 | |
| 6 | 0510 | GARAGE WD- | 0 | 100 | 20 | 18 | 360.00 | SF | 35.00 | 35.00 | 100 | 2005 | 2005 | 3 | 40 | 5,040 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,490

| 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 | 100 | | RM | 150.00 | 300.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

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**2024**

**37-1N-25-296C-0036-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

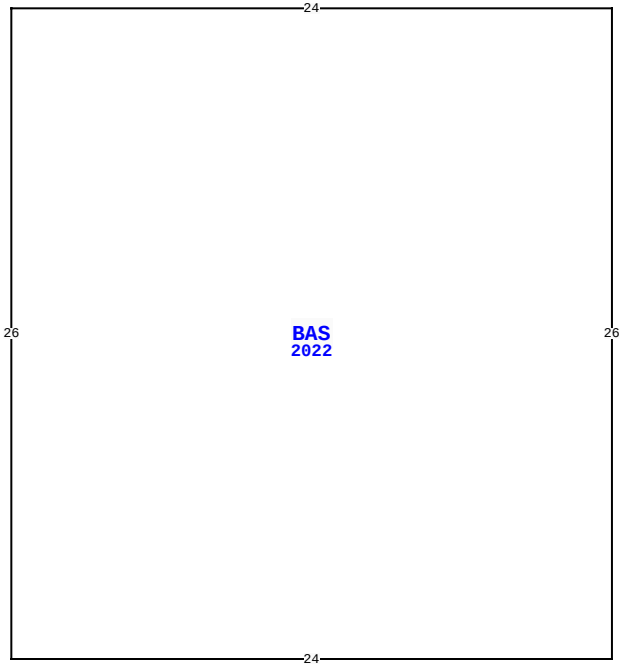
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 624 | 100 | 624 | 12,533 |
| TOTALS | 624 | | 624 | 12,533 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 624 | 68.3100 | 23.91 | 14,920 | 1986 | 2010 | 0 | 0 | 0 | 16.00 | 84.00 |

3 GARAGE RES – 100% - 2023 Heated Area: 624 HX Base Yr 2023




54104 CYNTHIA AVE, CALLAHAN

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|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

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|---|---|---|---|
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| GRANTOR: RUDD JONATHAN M | | | | | | |
| GRANTEE: OPENDOOR PROPERTY T | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2022] W24 S26 E24 N26$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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