

TRACT 56 & 57
PT OR 2385/253
LEE STONER SHORES 3 UNR

RAINEY BILLY V JR
54065 SHIRLEY DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-296C-0056-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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
BAS	1,792	100
FGR	616	55
FOP	180	30
TOTALS	2,588	2,185

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,185	123.6368	154.55	337,692	1969	1974	0	0	0	34.50	65.50
1 SNGL FAM - 100% - 2022 Heated Area: 1792 HX Base Yr 2023												
BAS 1993 FGR 1993 FOP 1993												
54065 SHIRLEY DR, CALLAHAN												
BLD DATE	03/03/2023						NW	LGL DATE				
XF DATE								LAND DATE				
INC DATE								AG DATE				

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
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1969	1969
2	0811	CONCRETE B	0	100	0	0		690.00	SF 5.20	100	1993	1993
3	0940	SHEDS/PORT	0	100	16	16		256.00	SF 30.00	100	1987	1987
4	0812	CONCRETE C	0	100	0	0		2,852.00	SF 4.00	100	1986	1986
5	0511	GARAGE CB-	0	100	45	28		1,260.00	SF 40.00	100	1993	1993
6	0811	CONCRETE B	0	100	0	0		690.00	SF 5.20	100	1995	1995
7	0936	SEPTC TANK	0	100	0	0		1.00	UT 6,000.00	100	1989	1989
8	0940	SHEDS/PORT	0	100	12	8		96.00	SF 18.30	100	1997	1997

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0005	RM	300.00	313.00	2.00	LT		1.00

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				221,188			
TOTAL MARKET OB/XF VALUE				52,742			
TOTAL LAND VALUE - MARKET				90,000			
TOTAL MARKET VALUE				363,930			
SOH/AGL Deduction				81,401			
ASSESSED VALUE				282,529			
TOTAL EXEMPTION VALUE				50,000			
BASE TAXABLE VALUE				232,529			
TOTAL JUST VALUE				363,930			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				355,921			

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W64 S28 E34 FOP=[YR=1993] S6 E30 N6W30\$ E30												
FGR=[YR=1993] E22 N28 W22S28\$ N28\$.												