TRACT 61
IN OR 688 PG 1459
LEE STONER SHORES #3 UNR

BARNARD DENNIS LEE & WENDY
54032 MARIA AVENUE
CALLAHAN, FL 32011

2024

37-1N-25-296C-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

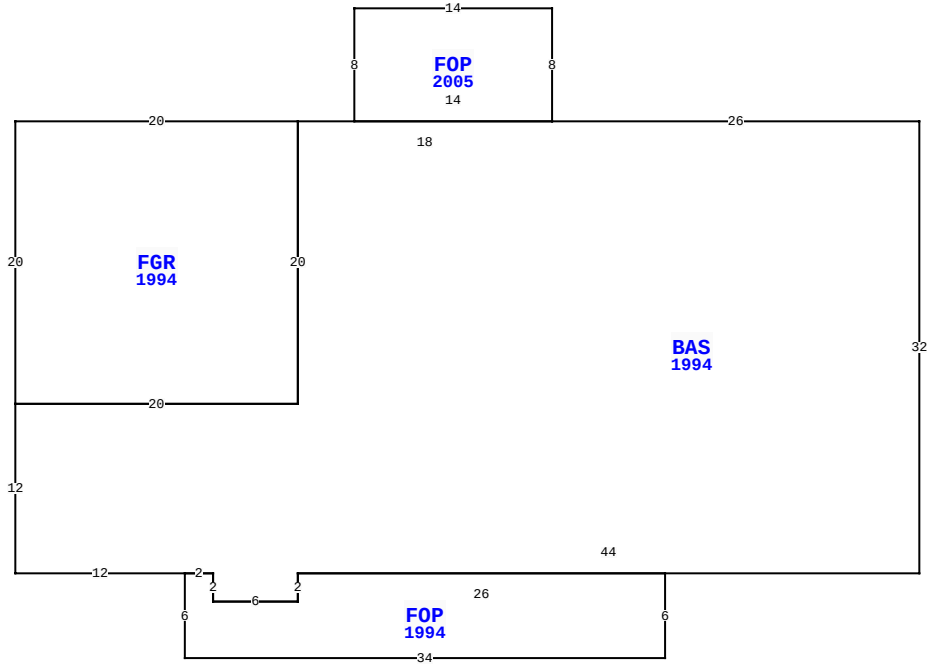
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,660	100	1,660	166,345
FGR	400	55	220	22,045
FOP	192	30	58	5,812
FOP	112	30	34	3,407
TOTALS	2,364		1,972	197,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,972	93.4920	116.86	230,448	1994	1994	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 1995 Heated Area: 1660 HX Base Yr 1995



54032 MARIA AVE, 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		197,609
TOTAL MARKET OB/XF VALUE		21,686
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		264,295
SOH/AGL Deduction		126,100
ASSESSED VALUE		138,195
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,195
TOTAL JUST VALUE		264,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94953	NEW CONSTR	78,000	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0688/1459	9/21/1993	WD	Q	V		10,000
GRANTOR: PAIS DAVID & LEILA						
GRANTEE: BARNARD DENNIS & W						
0315/0554	6/01/1980	MS	U	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W26 FOP=[YR=2005] N8 W14 S8 E14$ W18
FGR=[YR=1994] W20 S20 E20 N20$ S20 W20 S12 E12 FOP=[YR=1994]
S6 E34 N6 W26 S2 W6 N2 W2$ E2 S2 E6 N2 E44 N32$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	564.00	SF	5.20	5.20	100	1994	1994	3	68	1,994	
3	0810	CONCRETE A	0	100	3	39	117.00	SF	6.50	6.50	100	1996	1996	3	72	548	
4	0861	POOL GUNIT	0	100	13	28	364.00	SF	85.00	85.00	100	1996	1996	3	20	6,188	
5	0845	KOOL DECK	0	100	0	0	357.00	SF	7.25	7.25	100	1996	1996	3	72	1,864	
6	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1997	1997	3	20	482	
7	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	100	1998	1998	3	26	374	
8	0812	CONCRETE C	0	100	0	0	1,853.00	SF	4.00	4.00	100	2002	2002	3	82	6,078	
9	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2002	2002	3	20	720	
10	0351	CARPORT MT	0	100	20	24	480.00	SF	6.00	6.00	100	2006	2006	3	27	778	

TOTAL OB/XF 21,686

LAND DESCRIPTION

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	0005	RM	150.00	308.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS