

TRACT 64
IN OR 2338/1783
LEE STONER SHORES 3 UNR

COBB MELISSA/METCALF MELISSA ET AL
54027 CYNTHIA AVE
CALLAHAN, FL 32011

2024

37-1N-25-296C-0064-0000



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	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	
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	1,968	100	1,968	150,040
FEP	60	80	48	3,659
FSP	130	40	52	3,965
UDG	1,080	55	594	45,286

TOTALS	3,238	2,662	202,951
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	50	0	0	140.00	SF	20.10	20.10	563
2	0811	CONCRETE B	0	50	0	0	560.00	SF	5.20	5.20	2,126
3	0350	CARPORT WD	0	50	20	20	400.00	SF	8.58	8.58	686
4	0940	SHEDS/PORT	0	50	14	12	168.00	SF	30.00	30.00	1,008
5	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	2,800
6	0751	UOP	0	0	8	10	80.00	SF	10.00	10.00	416
7	0825	BRICK	0	50	0	0	150.00	SF	8.75	8.75	1,273

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	50		RM	150.00	345.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,662	100.3200	95.30	253,689	1978	1983	0	0	20.00	80.00
1 SINGLE FAM - 50% - 2015 Heated Area: 1968 HX Base Yr 2015											

54027 CYNTHIA AVE, CALLAHAN	BLD DATE 09/11/2007	DJ	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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
1	0940	SHEDS/PORT	0	50	0	0	140.00	SF	20.10	20.10	100	1980	1980	3	20	563	
2	0811	CONCRETE B	0	50	0	0	560.00	SF	5.20	5.20	100	1997	1997	3	73	2,126	
3	0350	CARPORT WD	0	50	20	20	400.00	SF	8.58	8.58	100	1997	1997	3	20	686	
4	0940	SHEDS/PORT	0	50	14	12	168.00	SF	30.00	30.00	100	1978	1978	3	20	1,008	
5	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
6	0751	UOP	0	0	8	10	80.00	SF	10.00	10.00	100	2008	2008	3	52	416	
7	0825	BRICK	0	50	0	0	150.00	SF	8.75	8.75	100	2008	2008	3	97	1,273	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	50		RM	150.00	345.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										202,951	
TOTAL MARKET OB/XF VALUE										8,872	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										256,823	
SOH/AGL Deduction										62,175	
ASSESSED VALUE										194,648	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										144,648	
TOTAL JUST VALUE										256,823	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										248,016	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009613	CARPORT	17,822	10/13/2020
R970591	REPAIR/RRF	2,500	03/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2338/1783	2/10/2020	FJ	U	I	11	0
GRANTOR: RAY LAMARR A EST						
GRANTEE: METCALF MELISSA & A						
1893/1789	12/12/2013	SW	Q	I	02	127,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: COBB MELISSA & LAMA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 FSP=[YR=2012] N26 W5 S26 E5\$ W5 N26 W30 S50 E22 FEP=[YR=2017] E12 N5 W12S5\$ N5 E12 S5 E18 N24\$ PTR=E25 UDG=[YR=1993] E30 N36 W30S36\$W25\$.											