TRACT 69
IN OR 2688/944
LEE STONER SHORES 3 UNR

FENDER RICKY DEWAYNE SR & JANET MARIE
54093 CATHERINE AVENUE
CALLAHAN, FL 32011

2024

37-1N-25-296C-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

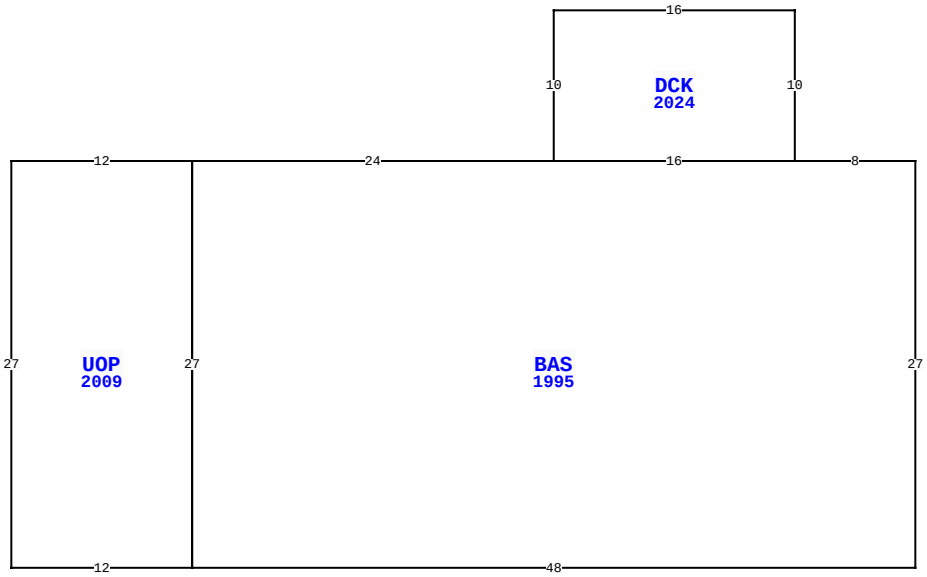
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	91,757
DCK	160	15	24	1,699
UOP	324	25	81	5,735
TOTALS	1,780		1,401	99,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,401	118.0000	88.50	123,988	1995	2015	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



54093 CATHERINE 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	99,190
TOTAL MARKET OB/XF VALUE	1,882
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	146,072
SOH/AGL Deduction	63,019
ASSESSED VALUE	83,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,053
TOTAL JUST VALUE	146,072
NCON VALUE	3,583
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,118

BLDG:1:4: 1996 (1996) GRAN
BLDG:1:3: RP: 12777375 &12777376
BLDG:1:1: DW/MH/ID GAGMTD1256(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95959	MH MOVE-ON	0	06/01/1995
7682	MH MOVE-ON	15,000	02/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/944	1/08/2024	WD	Q	I	01	200,000
GRANTOR: GRIFFIN APRIL ELAINE						
GRANTEE: FENDER RICKY DEWAYN						
2235/1952	11/03/2018	WD	U	I	11	100
GRANTOR: GRIFFIN DAVID W						
GRANTEE: GRIFFIN APRIL ELAIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W8 W16 W24 S27 E48 N27 $
UOP=[YR=2009;ORIG=-48,0] W12 S27 E12 N27 $
DCK=[YR=2024;ORIG=-24,0] E16 N10 W16 S10 $
.

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
3	0680	POLE SHED	0	0	16	12	192.00	SF	10.00	10.00	100	2024	2022		98	1,882	

LAND DESCRIPTION

TOTAL OB/XF 1,882

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	000102	C	SFR/MH	0		RM	150.00	362.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/22/2024 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS