

TRACT 77
IN OR 2449/1402
LEE STONER SHORES 3 UNR

ACOSTA VALARIE CRUZ
54148 JANICE DR
CALLAHAN, FL 32011

2024

37-1N-25-296C-0077-0000



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 100		
Interior Floo	13	LVT/LAMNT 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		0 0 100		
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	62,285
DCK	84	15	13	625
FOP	240	30	72	3,460
TOTALS	1,620		1,381	66,370

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,381	122.6000	85.82	118,517	1987	2005	0	0	44.00	56.00
1 M/H 93- - 100% - 2023 Heated Area: 1296 HX Base Yr 2023											
28 27 27 36 12 20 12 20 12 12 12 12 DCK 2007 12 BAS 1993 FOP 1993											
BLD DATE 03/18/2008 KWJW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

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NASSAU COUNTY PROPERTY											PAGE 1 of 1	6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6										Tax Dist:		
BUILDING MARKET VALUE										66,370		
TOTAL MARKET OB/XF VALUE										16,896		
TOTAL LAND VALUE - MARKET										45,000		
TOTAL MARKET VALUE										128,266		
SOH/AGL Deduction										0		
ASSESSED VALUE										128,266		
TOTAL EXEMPTION VALUE										HX HB		50,000
BASE TAXABLE VALUE										78,266		
TOTAL JUST VALUE										128,266		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										126,054		
BLDG:1:3: 1987 PIED												
BLDG:1:2: RP 12431603 & 12431604												
BLDG:1:1: DW/MH/ #537174P4322 (A/B)												
PERMIT NUM		DESCRIPTION					AMT		ISSUED			
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	RSN CD	SALE PRICE			
2449/1402		4/06/2021		WD	U		I	37	12,000			
GRANTOR: RITTENHOUSE DORIS L												
GRANTEE: ACOSTA VALARIE CRUZ												
1538/1414		12/03/2007		WD	Q		I		70,000			
GRANTOR: BRUMFIELD LAWRENCE W												
GRANTEE: RITTENHOUSE DORIS L												
BUILDING NOTES												