TRACT 10
IN OR 2198/392
LEE STONER SHORES 1 UNR

GEORGE RYAN THOMAS
489 STARRATT RD
JACKSONVILLE, FL 32218

2025

37-1N-25-296A-0010-0000

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 60
Interior Floo	08	SHT VINYL 40
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	04	Quality Level 04

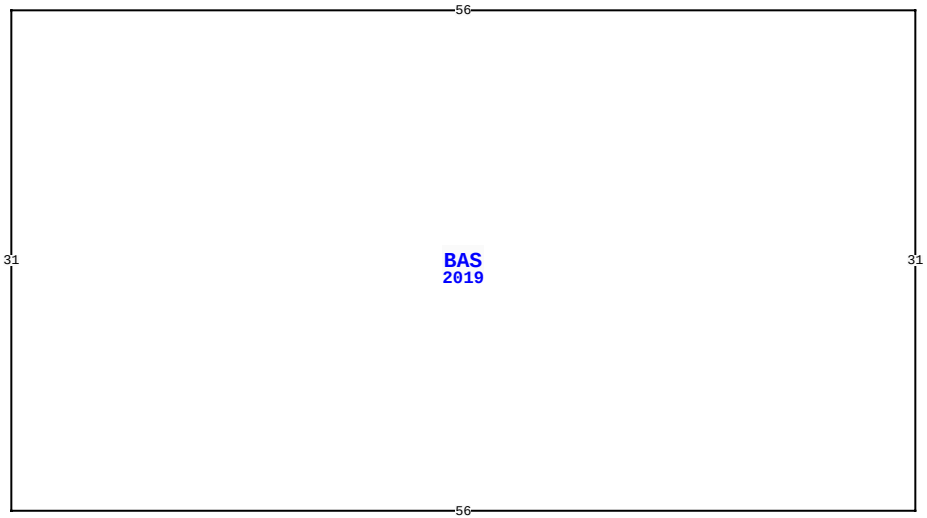
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	2019	1,736	170,417
TOTALS	1,736			1,736	170,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,736	111.3000	100.17	173,895	2019	2019	0	0	0	2.00	98.00

2 SFR MODULR – 0% - 0 Heated Area: 1736 HX Base Yr



54033 LEE STONER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	170,417
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	220,417
SOH/AGL Deduction	46,880
ASSESSED VALUE	173,537
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,537
TOTAL JUST VALUE	220,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003436	CO ISSUED	0	04/05/2019
19000360	MODULAR HM	0	02/01/2019
B1633349	DEMOLITION	400	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2198/0392	5/25/2018	QC	U	V	11	100
GRANTOR: HICKEN LISA L						
GRANTEE: GEORGE RYAN THOMAS						
2151/0280	10/11/2017	WD	U	V	11	100
GRANTOR: BURCH CHRISTINE N						
GRANTEE: HICKEN LISA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W56 S31 E56 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	0		RM	188.00	200.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/04/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS