TRACT 11
IN OR 877/1321
LEE STONER SHORE 1 UNR

KITTELL CHRISTINE R
54073 LEE STONER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-296A-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

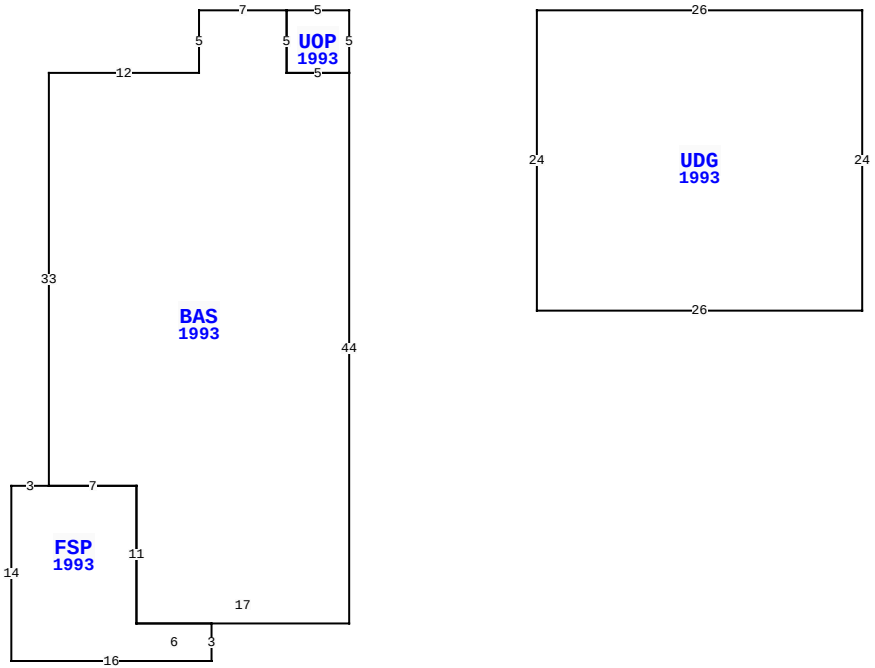
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1993	1,014	86,917
FSP	158	40	1993	63	5,400
UDG	624	55	1993	343	29,401
UOP	25	20	1993	5	429
TOTALS	1,821			1,425	122,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,425	108.1600	108.16	154,128	1900	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 100% - 2000 Heated Area: 1014 HX Base Yr 2000



54073 LEE STONER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		122,146
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		172,546
SOH/AGL Deduction		115,549
ASSESSED VALUE		56,997
TOTAL EXEMPTION VALUE	HX HB	31,997
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		172,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002868	REPAIR/RRF	7,000	03/02/2023
R95292	REPAIR/RRF	860	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0877/1321	4/06/1999	QC	Q	I	01	100
GRANTOR: KITTELL MICHAEL A						
GRANTEE: KITTELL CHRISTINE R						
0456/0796	6/01/1985	WD	Q	I		43,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W5 BAS=[YR=1993] W7 S5 W12 S33 FSP=[YR=1993] W3 S14 E16 N3 W6 N11 W7$ E7 S11 E17 N44 W5 N5$ S5 E5 N5$ PTR=E15 UDG=[YR=1993] E26 S24 W26 N24$ W15$.

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	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	100		RM	200.00	200.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS