TRACT 13
IN OR 2551/674
LEE STONER SHORES 1 UNR

MCLENDON RICHARD & LORNA G
6150 FARNAM RD
JACKSONVILLE, FL 32221

2025

37-1N-25-296A-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

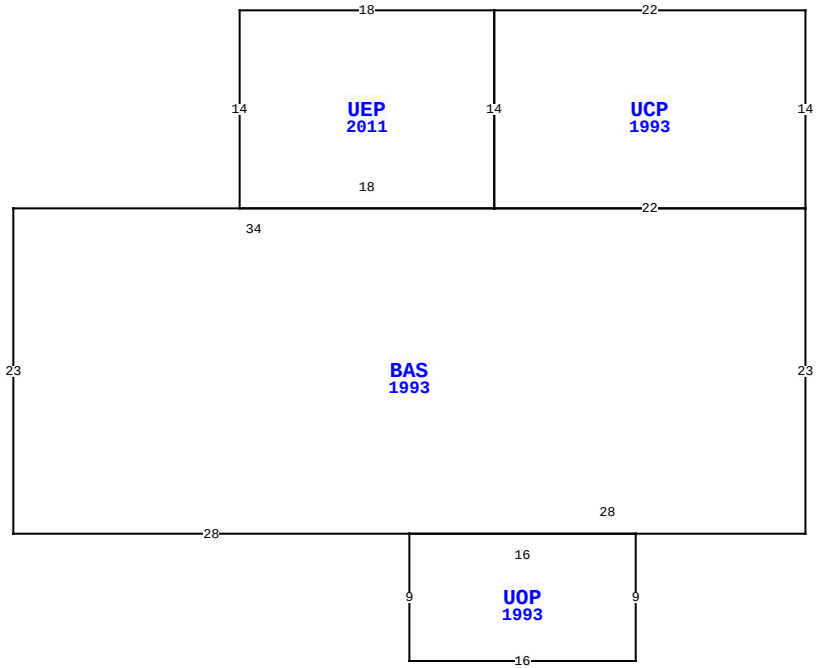
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	38,084
UCP	308	20	1993	62	1,833
UEP	252	70	2011	176	5,204
UOP	144	25	1993	36	1,064
TOTALS	1,992			1,562	46,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,562	123.2000	98.56	153,951	1978	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1288 HX Base Yr



54045 MARLEE 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	46,185
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	96,185
SOH/AGL Deduction	5,498
ASSESSED VALUE	90,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,687
TOTAL JUST VALUE	96,185
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,412

MISC STRG SHEDS = NV: 10/23 KW
R497923 & R497924
78 SUMM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0674	3/24/2022	WD	U	I	37	65,000
GRANTOR: BARROWS GRANT A						
GRANTEE: MCLENDON RICHARD &						
1401/0960	4/05/2006	WD	Q	I		65,000
GRANTOR: CALLAHAN PARTNERSHIP						
GRANTEE: BARROWS GRANT A & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UEP=[YR=2011] N14 W18 S14 E18$ W34 S23 E28 UOP=[YR=1993] S9 E16 N9W16$ E28 N23$ UCP=[YR=1993] N14 W22 S14E22$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	150.00	245.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

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