TRACTS 34 & 35
LEE STONER SHORES 1 UNR

GARDNER CATHY J
54363 LEE STONER RD
CALLAHAN, FL 32011

2025

37-1N-25-296A-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

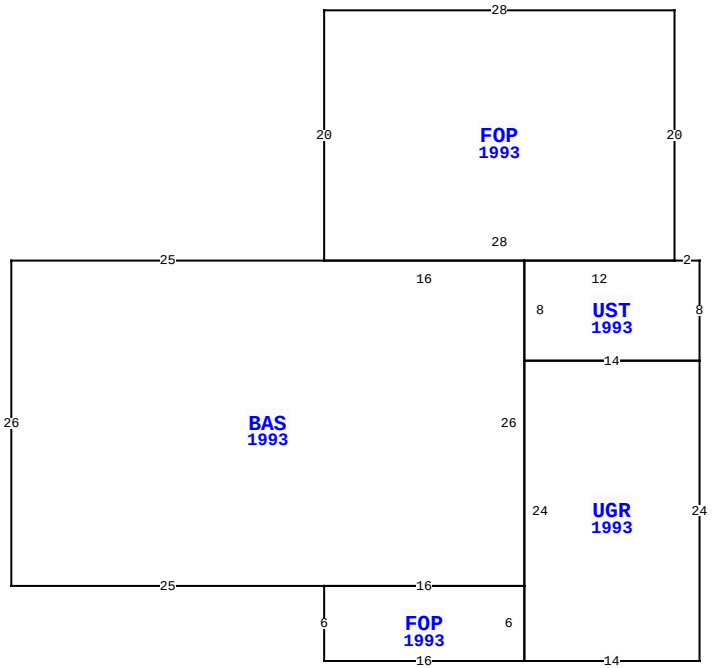
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100	1993	1,066	89,373
FOP	96	30	1993	29	2,431
FOP	560	30	1993	168	14,085
UGR	336	45	1993	151	12,660
UST	112	45	1993	50	4,192
TOTALS	2,170			1,464	122,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,464	128.0000	128.00	187,392	1967	1975	0	0	0	34.50	65.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1066 HX Base Yr 2021



54363 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		122,742
TOTAL MARKET OB/XF VALUE		3,985
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		226,727
SOH/AGL Deduction		109,482
ASSESSED VALUE		117,245
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		61,523
TOTAL JUST VALUE		226,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/1331	2/03/2021	WD	U	I	11	100
GRANTOR: THOMPSON TALMADGE R R						
GRANTEE: GARDNER CATHY J & R						
0819/0546	1/08/1998	DG	Q	I	01	100
GRANTOR: THOMPSON JEAN E & TAL						
GRANTEE: THOMPSON TALMADGE R						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W2 FOP=[YR=1993] N20 W28 S20 BAS=[YR=1993] W25 S26 E25 FOP=[YR=1993] S6 E16 UGR=[YR=1993] E14 N24W14 S24$ N6 W16$ E16 N26 W16$ E28$ W12 S8 E14 N8 $.

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	0810	CONCRETE A	0	100	28	11	308.00	SF	6.50	6.50	100	1983	1983	3	38	761	
2	0810	CONCRETE A	0	100	21	4	84.00	SF	6.50	6.50	100	1983	1983	3	38	207	
3	0810	CONCRETE A	0	100	22	14	308.00	SF	6.50	6.50	100	1983	1983	3	38	761	
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	9.00	9.00	100	1980	1980	3	20	216	
5	0681	POLE SHED	0	100	20	34	680.00	SF	15.00	15.00	100	1990	1990	3	20	2,040	

LAND DESCRIPTION

TOTAL OB/XF 3,985

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	0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 07/09/2025 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS