

FREDERICKSON PENNY &/LOWE KIMBERLY
54412 LEE STONER ROAD
CALLAHAN, FL 32011

37-1N-25-296A-0038-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 2		6
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 6					Tax Dist:			
BUILDING MARKET VALUE					214,850			
TOTAL MARKET OB/XF VALUE					10,696			
TOTAL LAND VALUE - MARKET					80,000			
TOTAL MARKET VALUE					305,546			
SOH/AGL Deduction					119,663			
ASSESSED VALUE					185,883			
TOTAL EXEMPTION VALUE					HX HB		50,722	
BASE TAXABLE VALUE					135,161			
TOTAL JUST VALUE					305,546			
NCON VALUE					10,118			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					269,721			
LAND ADJSTD FOR LOWLANDS								
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
18003600		GARAGE			47,035		06/01/2018	
MH155611		CO ISSUED			0		08/31/2015	
MH155611		MH MOVE-ON			0		01/01/2015	
MH982209		MH MOVE-ON			0		06/01/1998	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1672/1778		4/21/2010		QC	U	I	11	100
GRANTOR: SHEFFIELD ELAINE								
GRANTEE: FREDERICKSON PENNY								
0829/0787		4/09/1998		QC	Q	I	06	100
GRANTOR: SHEFFIELD ELAINE & DA								
GRANTEE: SHEFFIELD ELAINE								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2015;ORIG=0,0] W18 W20 W38 S30 E44 N6 E12 S6 E20 N30 \$								
DCK=[YR=2024;ORIG=-76,-14] N11 E8 U10R8 N16 E8 S32 E14 S5 W38 \$								
UOP=[YR=2024;ORIG=-38,-14] S14 E20 N24 W20 S10 \$								
FOP=[YR=2015;ORIG=-32,30] E12 N6 W12 S6 \$								
UOP=[YR=2026;ORIG=-76,-14] E38 S14 W38 N14 \$								
.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
40,000								
40,000								
Common: 80,000								
PRINTED 07/30/2025 BY SYS								



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0200 MOBILE HOME	
MAP NUM	MKT AREA 08	
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	960	100
	YEAR 2018	TOT ADJ AREA 960
		SUBAREA MARKET VALUE 20,737
TOTALS	960	960 20,737

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	960	62.1000	22.98	22,061	2018	2018	0	0	6.00	94.00
3 GARAGE RES - 100% - 2018							Heated Area: 960		HX Base Yr 2018		
24 40 40 24 BAS 2018											
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE			
								03/31/2025			
								MLU			