TRACT 53
IN OR 2740/1100
LEE STONER SHORES 1 UNR

LLOYD AUSTIN REID
54016 HAMLET LN
CALLAHAN, FL 32011

2025

37-1N-25-296A-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

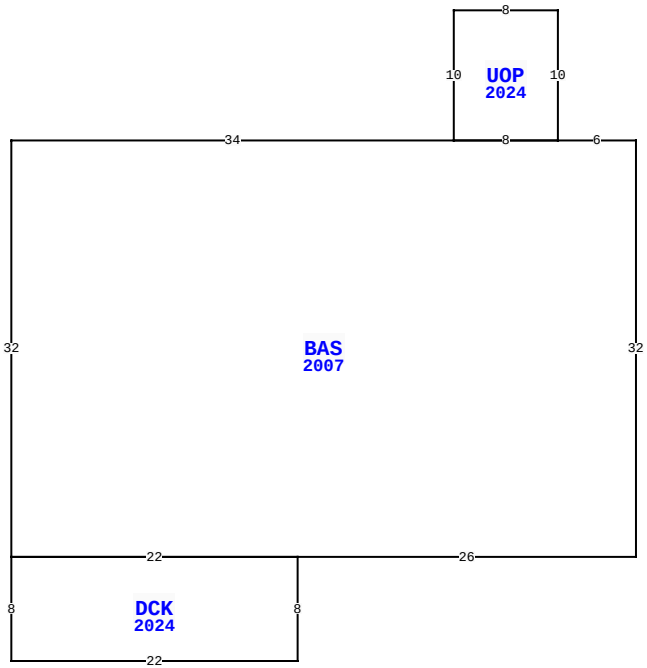
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,536	100	2007	1,536	122,518
DCK	176	15	2024	26	2,074
UOP	80	25	2024	20	1,595
TOTALS	1,792			1,582	126,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,582	138.0000	117.30	185,569	2007	2012	0	0	0	32.00	68.00

2 M/H 94+ – 100% - 2025 Heated Area: 1536 HX Base Yr 2025



54016 HAMLET LN, 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		126,187
TOTAL MARKET OB/XF VALUE		686
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		161,873
SOH/AGL Deduction		0
ASSESSED VALUE		161,873
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,151
TOTAL JUST VALUE		161,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,865

EYBA DJSTD FOR NEWER METAL ROOF: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4941	CO ISSUED	0	05/01/2007
MH4941	MH MOVE-ON	0	05/01/2007
M12965	MECH OTHER	0	05/01/2007
P12416	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/1100	9/26/2024	WD	Q	I	01	185,000
GRANTOR: BERNARD ROBERT E & PE						
GRANTEE: LLOYD AUSTIN REID						
2080/1325	10/18/2016	SW	U	I	12	44,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: BERNARD ROBERT E &						

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	19.50	19.50	100	2005	2005	3	22	686	

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W6 W8 W34 S32 E22 E26 N32 $
DCK=[YR=2024;ORIG=-48,32] E22 S8 W22 N8 $
UOP=[YR=2024;ORIG=-14,0] E8 N10 W8 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 686

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	111.00	440.00	1.00	LT		1.00	1.00	0.70	50,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS