

TRACT 35
IN OR 2171/924
LEE STONER SHORES #3 UNR

PETERS DANIELLE D
54062 CYNTHIA AVE
CALLAHAN, FL 32011

2025

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	2,040	100	1993	2,040	175,551
UGR	630	45	1993	284	24,439
UOP	112	20	1993	22	1,893
UOP	180	20	1993	36	3,098

TOTALS 2,962 2,382 204,982

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	36	1,260	
2	0810	CONCRETE A	0	100	31	18	558.00	SF	6.50	6.50	100	1973	1973	3	23	834	
3	0940	SHEDS/PORT	0	100	7	9	63.00	SF	18.00	18.00	100	1978	1978	3	20	227	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	RM	150.00	300.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,382	103.6840	103.68	246,966	1971	1990	0	0	0 17.00	83.00
1 SINGLE FAM - 100% - 2019 Heated Area: 2040 HX Base Yr 2019											

54062 CYNTHIA AVE, CALLAHAN

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

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TOTAL OB/XF 2,321

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	RM	150.00	300.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		204,982
TOTAL MARKET OB/XF VALUE		2,321
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		257,303
SOH/AGL Deduction		84,784
ASSESSED VALUE		172,519
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,797
TOTAL JUST VALUE		257,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2171/0924	1/17/2018	WD	Q	I	01	170,000

SALES DATA

GRANTOR: FL LAND TRST 54062 CY
GRANTEE: PETERS DANIELLE D
2113/1767 4/17/2017 CT U I 18 84,000
GRANTOR: CLERK OF COURT
GRANTEE: FLORIDA LAND TRUST

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BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1993] W38 UOP=[YR=1993] N8 W14 S8 E14 \$ W30	
UGR=[YR=1993] W21 S30 E21 UOP=[YR=1993] S10 E18 N10 W18 \$ N30	
\$ S30 E68 N30 \$.	

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