TRACT 55
PT OR 2385/253
LEE STONER SHORES 3 UNR

RAINEY BILLY V JR
54065 SHIRLEY DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-296C-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

54330 LISA DR, 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	0
TOTAL MARKET OB/XF VALUE	7,682
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	57,682
SOH/AGL Deduction	5,398
ASSESSED VALUE	52,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,284
TOTAL JUST VALUE	57,682
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/0253	8/04/2020	WD	Q	I	05	230,000
GRANTOR: ASPINWALL SHIRLEY J						
GRANTEE: RAINEY MARGERY M &						
0275/0127	9/01/1978	WD	Q	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	12	14	168.00	SF	30.00	30.00	100	1988	1988	3	20	1,008	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1984	1984	3	100	6,000	
3	0811	CONCRETE B	0	0	0	0	180.00	SF	5.20	5.20	100	1997	1997	3	72	674	

LAND DESCRIPTION

TOTAL OB/XF 7,682

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	0		RM	120.00	306.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS