TRACT 56 & 57
PT OR 2385/253
LEE STONER SHORES 3 UNR

RAINEY BILLY V JR
54065 SHIRLEY DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-296C-0056-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	02	Quality Level 02

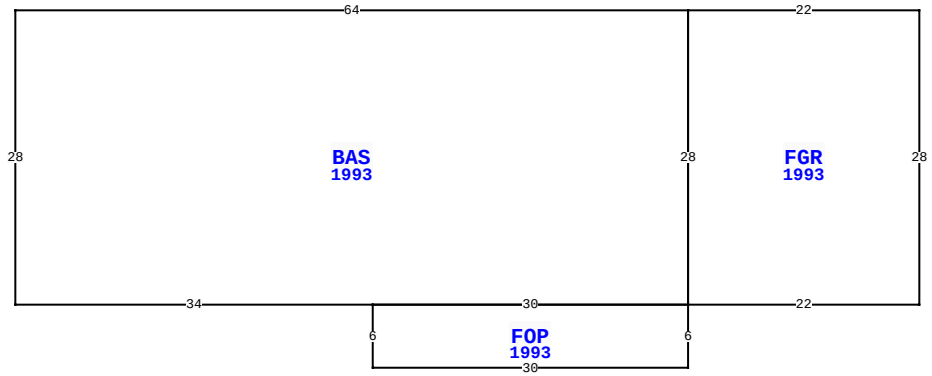
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1993	1,792	190,095
FGR	616	55	1993	339	35,961
FOP	180	30	1993	54	5,728
TOTALS	2,588			2,185	231,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,185	123.6368	163.20	356,592	1969	1974	0	0	0	35.00	65.00

1 SNGL FAM – 100% - 2022 Heated Area: 1792 HX Base Yr 2023



54065 SHIRLEY DR, CALLAHAN

BLD DATE	03/03/2023	NW	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		231,785
TOTAL MARKET OB/XF VALUE		51,291
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		383,076
SOH/AGL Deduction		92,354
ASSESSED VALUE		290,722
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,000
TOTAL JUST VALUE		383,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,930

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 &						
0106/0519	1/01/1970	TA	U	I		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S28 E34 FOP=[YR=1993] S6 E30 N6W30$ E30
FGR=[YR=1993] E22 N28 W22S28$ N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1969	1969	3	30	1,050	
2	0811	CONCRETE B	0	100	0	0	690.00	SF	5.20	5.20	100	1993	1993	3	64	2,296	
3	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1987	1987	3	20	1,536	
4	0812	CONCRETE C	0	100	0	0	2,852.00	SF	4.00	4.00	100	1986	1986	3	47	5,362	
5	0511	GARAGE CB-	0	100	45	28	1,260.00	SF	40.00	40.00	100	1993	1993	3	64	32,256	
6	0811	CONCRETE B	0	100	0	0	690.00	SF	5.20	5.20	100	1995	1995	3	68	2,440	
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	
8	0940	SHEDS/PORT	0	100	12	8	96.00	SF	18.30	18.30	100	1997	1997	3	20	351	

LAND DESCRIPTION

TOTAL OB/XF 51,291

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	0005	RM	300.00	313.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS