TRACT 60
IN OR 2459/816
LEE STONER SHORES 3 UNR

STAMPS JAMES E JR L/E/
54072 MARIA AVENUE
CALLAHAN, FL 32011

2025

37-1N-25-296C-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

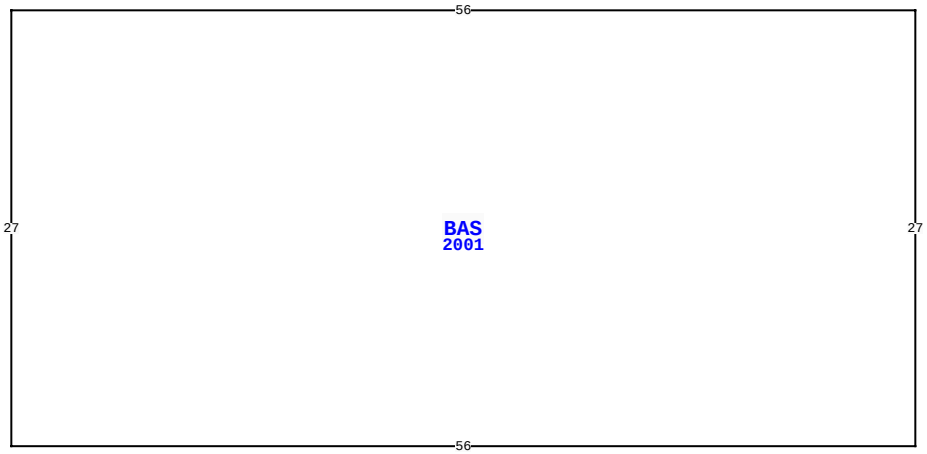
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2001	1,512	69,288
TOTALS	1,512			1,512	69,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.2000	99.62	150,625	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 0 Heated Area: 1512 HX Base Yr



54072 MARIA AV, 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		69,288
TOTAL MARKET OB/XF VALUE		4,340
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		123,628
SOH/AGL Deduction		61,488
ASSESSED VALUE		62,140
TOTAL EXEMPTION VALUE	HX HB WR	42,140
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		123,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3661	MH MOVE-ON	0	11/01/2001
5450	H/AC	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/0816	5/06/2021	QC	U	I	11	100
GRANTOR: STAMPS JAMES E JR						
GRANTEE: STAMPS ERNEST DUANE						
1088/1268	10/18/2002	WD	U	V	10	1,700
GRANTOR: LEE JOHN W & MARJORIE						
GRANTEE: STAMPS JAMES E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S27 E56 N27 $.

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	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	0	1988	1988	3	100	1,400	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 4,340

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	153.00	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 Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS