TRACTS 34 & 35
LEE STONER SHORES 1 UNR

GARDNER CATHY J L/E/
54363 LEE STONER RD
CALLAHAN, FL 32011

2026

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

BUILDING CHARACTERISTICS

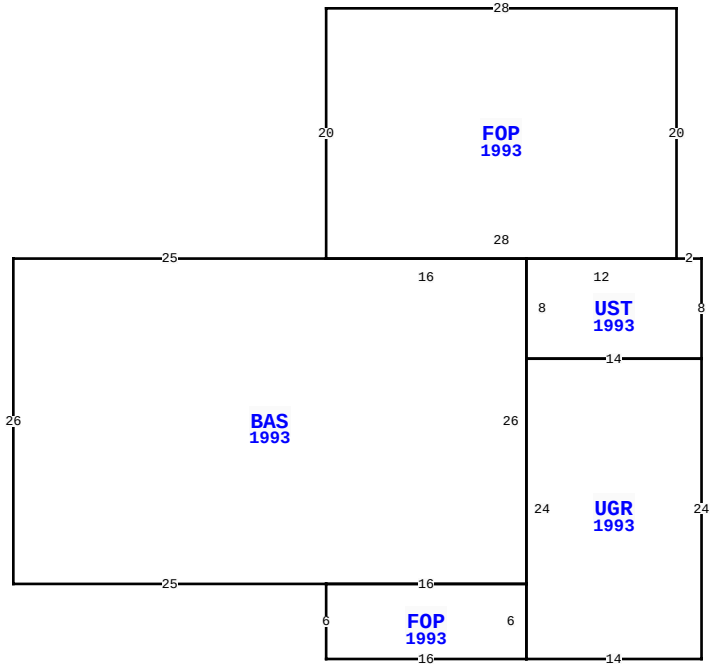
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,066	100	1993	1,066	93,126
FOP	96	30	1993	29	2,534
FOP	560	30	1993	168	14,676
UGR	336	45	1993	151	13,191
UST	112	45	1993	50	4,368
TOTALS	2,170			1,464	127,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,464	128.0000	134.40	196,762	1967	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1066 HX Base Yr 2021



54363 LEE STONER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		127,895
TOTAL MARKET OB/XF VALUE		2,256
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		232,151
SOH/AGL Deduction		111,740
ASSESSED VALUE		120,411
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		64,000
TOTAL JUST VALUE		232,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2823/842	10/07/2025	WD	U	I	11	100
GRANTOR: GARDNER CATHY J						
GRANTEE: GARDNER RYAN M						
2430/1331	2/03/2021	WD	U	I	11	100
GRANTOR: THOMPSON TALMADGE R R						
GRANTEE: GARDNER CATHY J & R						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W2 FOP=[YR=1993] N20 W28 S20 BAS=[YR=1993] W25 S26 E25 FOP=[YR=1993] S6 E16 UGR=[YR=1993] E14 N24W14 S24$ N6 W16$ E16 N26 W16$ E28$ W12 S8 E14 N8 $.

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
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	9.00	9.00	100	1980	1980	3	20	216	
5	0681	POLE SHED	0	100	20	34	680.00	SF	15.00	15.00	100	1990	1990	3	20	2,040	

LAND DESCRIPTION

TOTAL OB/XF 2,256

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	0.00	0.00	2.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	102,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/09/2026 BY SYS