W215 FT OF TRACT 57
IN OR 2858/1244
LEE STONER SHORES 1 UNR

HUMPHREY LIVING TRUST/HUMPHREY LARRY T TRUSTEE
36294 INEZ LANE
CALLAHAN, FL 32011-0621

2026

37-1N-25-296A-0057-0020

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

54034 LEE STONER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	63,000
SOH/AGL Deduction	0
ASSESSED VALUE	63,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,000
TOTAL JUST VALUE	63,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,000

8/2023KW: SPK W/ OWNERS, 1977 DW/MH WAS DESTROYED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2858/1244	3/24/2026	WD	U	I	11	100
GRANTOR: HUMPHREY LARRY & INEZ						
GRANTEE: HUMPHREY LIVING TRU						
1325/1227	6/14/2005	WD	Q	I		70,000
GRANTOR: THOMPSON JOANN L						
GRANTEE: HUMPREY LARRY & INE						

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	0936	SEPTC TANK	ERR	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1977		100	6,000	
2	0937	WELL	ERR	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1977		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0006	RM	100.00	215.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 08/17/2023 BY KW Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS