

TRACT 1 1972 DPSTH SW
IN OR 1725/1635
LEE STONER SHORES 3 UNR

WALKER LIVING TRUST/WALKER RUDY E TRUSTEE
45741 BISMARCK ROAD
CALLAHAN, FL 32011

2026

37-1N-25-296C-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	1,356	100	1993	1,356	40,318
UOP	40	25	1993	10	297
UOP	308	25	1993	77	2,289

TOTALS	1,704			1,443	42,905
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	15	10	150.00	SF	20.10
2	0680	POLE SHED	0	0	20	20	400.00	SF	6.70
3	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0004	RM	176.00	225.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,443	116.6000	99.11	143,016	1971	1971	0	0	0	70.00	30.00
1 M/H 93- 0% - 0 Heated Area: 1356 HX Base Yr												
540243 LEM TURNER RD, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU												

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6 Tax Dist:	
BUILDING MARKET VALUE		50,992	
TOTAL MARKET OB/XF VALUE		1,919	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		103,911	
SOH/AGL Deduction		20,655	
ASSESSED VALUE		83,256	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		83,256	
TOTAL JUST VALUE		103,911	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		99,972	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7672	CHNGE SRVC	0	08/29/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1725/1635	12/21/2010	WD	U	I	30	100
GRANTOR: WALKER RUDY E & JOANN						
GRANTEE: WALKER RUDY E & JO						
1684/1113	6/22/2010	WD	U	I	30	50,000
GRANTOR: NAZWORTH DOROTHY E						
GRANTEE: WALKER RUDY E & JOA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17 N24 W20 S24 W10 UOP=[YR=1993] N5 W8 S5 E8\$ W26 S12 E33 UOP=[YR=1993] S11 E28 N11 W28\$ E40 N12\$.									

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