

TRACT 61
IN OR 688 PG 1459
LEE STONER SHORES #3 UNR

BARNARD DENNIS LEE & WENDY
54032 MARIA AVENUE
CALLAHAN, FL 32011

2026

37-1N-25-296C-0061-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,660	100	1994	1,660	185,095
FGR	400	55	1994	220	24,531
FOP	192	30	1994	58	6,467
FOP	112	30	2005	34	3,791
TOTALS	2,364			1,972	219,884

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	13	0	1.00	UT	50,000.00
6	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10
7	0680	POLE SHED	0	100	12	12	144.00	SF	10.00
9	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00
10	0351	CARPORT MT	0	100	20	24	480.00	SF	6.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	RM	150.00	308.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,972	94.3740	131.18	258,687	1994	1994	0	0	0	15.00	85.00	
1 SNGL FAM 100% - 1995 Heated Area: 1660 HX Base Yr 1995													
BLD DATE: 05/07/2026 MLU													

TOTAL OB/XF 47,202													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994
4	0860	POOL/SPA	0	100	13	0	1.00	UT	50,000.00	50,000.00	100	1996	1996
6	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1997	1997
7	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	100	1998	1998
9	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2002	2002
10	0351	CARPORT MT	0	100	20	24	480.00	SF	6.00	6.00	100	2006	2006

TOTAL OB/XF 47,202													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100	0005	RM	150.00	308.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		219,884	
TOTAL MARKET OB/XF VALUE		47,202	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		318,086	
SOH/AGL Deduction		170,020	
ASSESSED VALUE		148,066	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		96,655	
TOTAL JUST VALUE		318,086	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,659	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94953	NEW CONSTR	78,000	04/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0688/1459	9/21/1993	WD	Q	V		10,000	
GRANTOR: PAIS DAVID & LEILA							
GRANTEE: BARNARD DENNIS & W							
0315/0554	6/03/1980	WD	U	I	11	100	
GRANTOR: LEE JOHN W & MARJORIE							
GRANTEE: PAIS DAVID & LEILA							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1994] W26 FOP=[YR=2005] N8 W14 S8 E14\$ W18 FGR=[YR=1994] W20 S20 E20\$ S20 W20 S12 E12 FOP=[YR=1994] S6 E34 N6 W26 S2 W6 N2 W2\$ E2 S2 E6 N2 E44 N32\$.													