

TRACT 62
IN OR 2296/1140
LEE STONER SHORES #3 UNR

CANESSA CYNTHIA L
54223 JANICE DR
CALLAHAN, FL 32011

2026

37-1N-25-296C-0062-0000



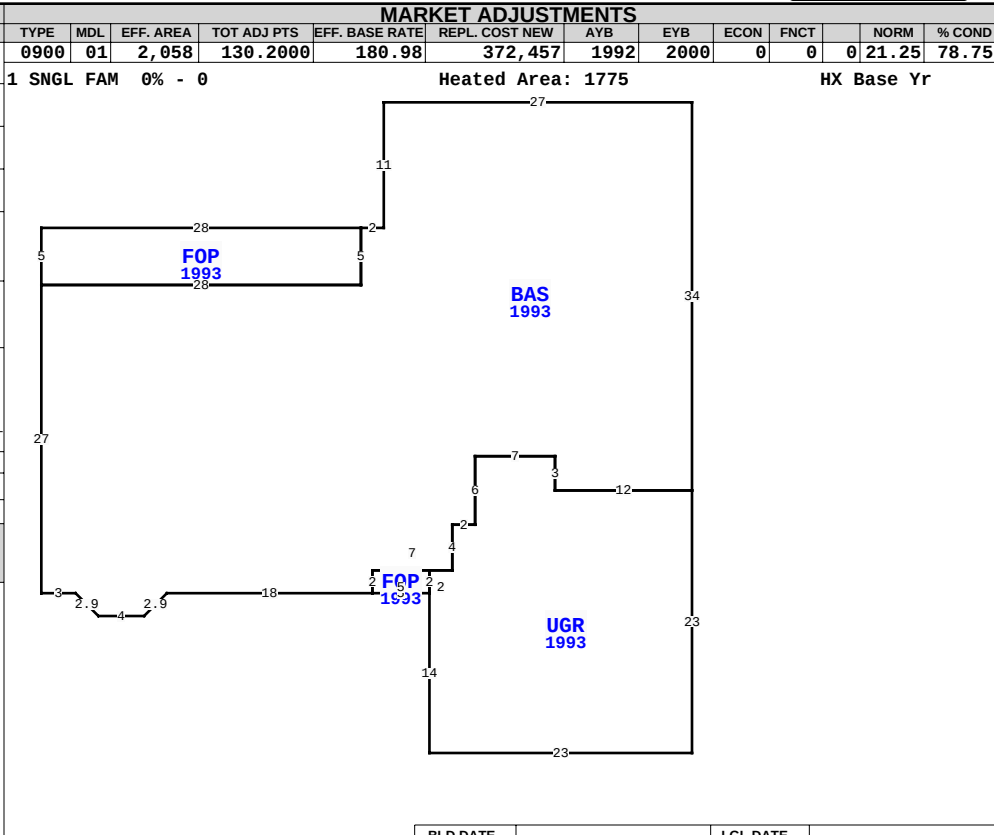
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,775	100	1993	1,775	252,977
FOP	10	30	1993	3	428
FOP	140	30	1993	42	5,986
UGR	530	45	1993	238	33,920
TOTALS	2,455			2,058	293,310

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	16	20			320.00	SF	35.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0006	RM	217.00	308.00	1.00	LT	1.00



54223 JANICE DR, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	293,310		
TOTAL MARKET OB/XF VALUE	2,240		
TOTAL LAND VALUE - MARKET	51,000		
TOTAL MARKET VALUE	346,550		
SOH/AGL Deduction	5,027		
ASSESSED VALUE	341,523		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	341,523		
TOTAL JUST VALUE	346,550		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	337,036		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8263	NEW CONSTR	74,100	07/24/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2296/1140	8/05/2019	WD	Q	I	01
GRANTOR: MIANO ANDREW J & SUSAN					SALE PRICE
GRANTEE: CANESSA CYNTHIA L					240,000
0548/0818	7/25/1988	WD	Q	V	
GRANTOR: STEEL DOUGLAS & L R					10,000
GRANTEE: MIANO ANDREW & SUSAN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 S11 W2 FOP=[YR=1993] W28 S5 E28 N5\$ S5 W28 S27 E3 D2 R2 E4 R2 U2 E18 FOP=[YR=1993] E5 UGR=[YR=1993] S14 E23 N23 W12 N3 W7 S6 W2 S4 W2 S2\$ N2 W5 S2\$ N2 E7 N4 E2 N6 E7 S3 E12 N34\$.											