TRACT 77
IN OR 2449/1402
LEE STONER SHORES 3 UNR

ACOSTA VALARIE CRUZ
54148 JANICE DR
CALLAHAN, FL 32011

2026

37-1N-25-296C-0077-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

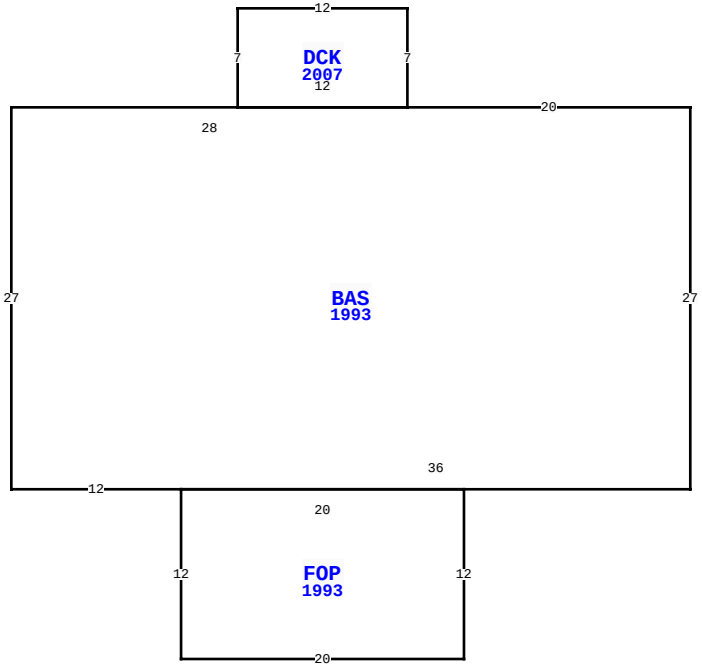
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	70,229
DCK	84	15	2007	13	705
FOP	240	30	1993	72	3,902
TOTALS	1,620			1,381	74,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,381	122.6000	104.21	143,914	1987	2005	0	0	0	48.00	52.00

1 M/H 93- 100% - 2023 Heated Area: 1296 HX Base Yr 2023



54148 JANICE DR, 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		74,835
TOTAL MARKET OB/XF VALUE		7,020
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		132,855
SOH/AGL Deduction		0
ASSESSED VALUE		132,855
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,444
TOTAL JUST VALUE		132,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/1402	4/06/2021	WD	U	I	37	12,000
GRANTOR: RITTENHOUSE DORIS L						
GRANTEE: ACOSTA VALARIE CRUZ						
1538/1414	12/03/2007	WD	Q	I		70,000
GRANTOR: BRUMFIELD LAWRENCE W						
GRANTEE: RITTENHOUSE DORIS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 DCK=[YR=2007] N7 W12 S7 E12$ W28 S27 E12
FOP=[YR=1993] S12 E20 N12 W20$ E36 N27$.

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
2	0350	CARPORT WD	1	100	25	24	600.00	SF	13.00	13.00	100	2023	2022		90	7,020	

LAND DESCRIPTION

TOTAL OB/XF 7,020

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	0005	RM	150.00	355.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS