TRACTS 80 & 81
IN OR 84 PG 167
LEE STONER SHORES 3 UNR

TOWNSEND THOMAS W & EMMA B
54091 JANICE DRIVE
CALLAHAN, FL 32011

2026

37-1N-25-296C-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

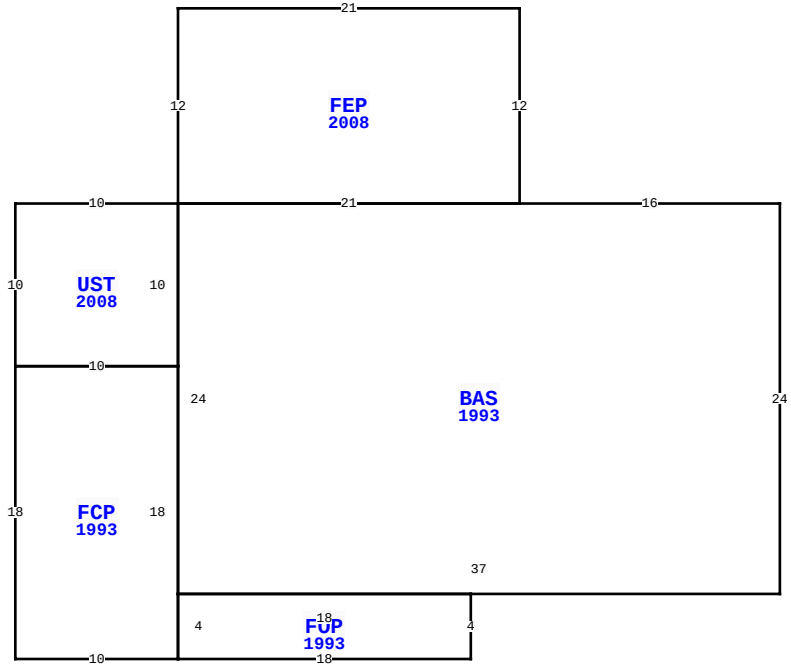
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	1993	888	80,818
FCP	180	25	1993	45	4,096
FEP	252	80	2008	202	18,385
FOP	72	30	1993	22	2,002
UST	100	45	2008	45	4,096
TOTALS	1,492			1,202	109,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,202	122.2180	128.33	154,253	1970	1970	0	0	0	29.08	70.92

1 SINGLE FAM 100% - 0 Heated Area: 888 HX Base Yr



54091 JANICE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		109,396
TOTAL MARKET OB/XF VALUE		2,062
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		213,458
SOH/AGL Deduction		127,376
ASSESSED VALUE		86,082
TOTAL EXEMPTION VALUE	HX HB SL	86,082
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		213,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0167	6/27/1968	WD	U	V		3,100

GRANTOR: LEE JOHN W & MARJORIE
GRANTEE: TOWNSEND THOMAS W &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=2008] N12 W21 S12 E21$ W21
UST=[YR=2008] W10 S10 FCP=[YR=1993] S18 E10 FOP=[YR=1993] E18
N4 W18 S4$ N18 W10$ E10 N10$ S24 E37 N24$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1968	1968	3	20	864	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1970	1970	3	20	864	
3	0940	SHEDS/PORT	0	100	8	9	72.00	SF	13.20	13.20	100	1970	1970	3	20	190	
4	0680	POLE SHED	0	100	10	6	60.00	SF	10.00	10.00	100	1998	1998	3	24	144	

LAND DESCRIPTION

TOTAL OB/XF 2,062

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		RM	300.00	287.00	2.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	102,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/09/2026 BY SYS