PT SW1/4 OF NW1/4
IN OR 2308/346
(EX OR 2268/1673 &

DERINGER CHARLES L
1116 LISA DERINGER PL
CALLAHAN, FL 32011

2023

19-2N-25-0000-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

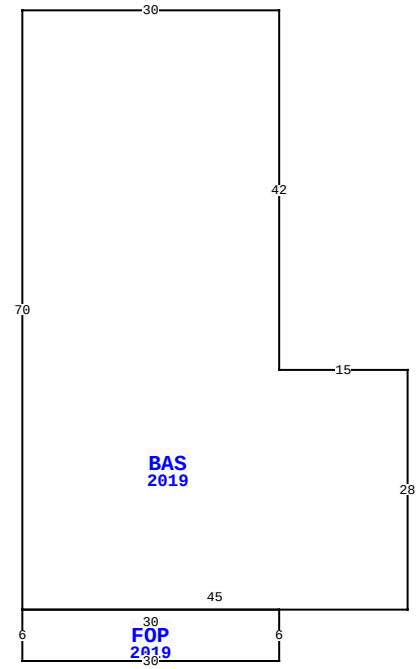
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100	2,520	195,063
FOP	180	30	54	4,180
TOTALS	2,700		2,574	199,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,574	114.0000	79.80	205,405	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2020 Heated Area: 2520 HX Base Yr 2020



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/19/2023 MLU
AG DATE	

1116 LISA DERINGER PL, CALLAHAN

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,243
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,040
TOTAL MARKET VALUE		326,283
SOH/AGL Deduction		105,973
ASSESSED VALUE		220,310
TOTAL EXEMPTION VALUE	HX HB VX WR	60,000
BASE TAXABLE VALUE		160,310
TOTAL JUST VALUE		326,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,287

BLDG:1:4: 2019 LIVE OAK TW (2020)
BLDG:1:3: RP#12776914/12776915/12776916
BLDG:1:1: TW/MH/ID#LOHGA11920252(A/B/C)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007425	GARAGE	30,768	06/08/2021
19005352	CO ISSUED	0	08/19/2019
19005352	MH MOVE-ON	0	06/01/2019
18011450	CO ISSUED	0	11/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2308/0346	9/30/2019	QC	U	V	11	100
GRANTOR: DERINGER LISA D						
GRANTEE: DERINGER CHARLES L						
2092/0818	12/30/2016	WD	Q	V	01	77,000
GRANTOR: SIMMONS STEPHEN DANIE						
GRANTEE: DERINGER LISA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S70 FOP=[YR=2019] S6 E30 N6 W30$ E45 N28 W15 N42$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	7.94	AC		1.00	1.00	1.00	16,000.00	16,000.00	127,040							

REVIEW DATE 07/21/2023 BY KW Total Acres: 7.94 Total Land Value: 127,040 Market: 0 Agricultural: 0 Common: 127,040 PRINTED 08/02/2023 BY SYS

PT SW1/4 OF NW1/4
IN OR 2308/346
(EX OR 2268/1673 &

DERINGER CHARLES L
1116 LISA DERINGER PL
CALLAHAN, FL 32011

2023

19-2N-25-0000-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

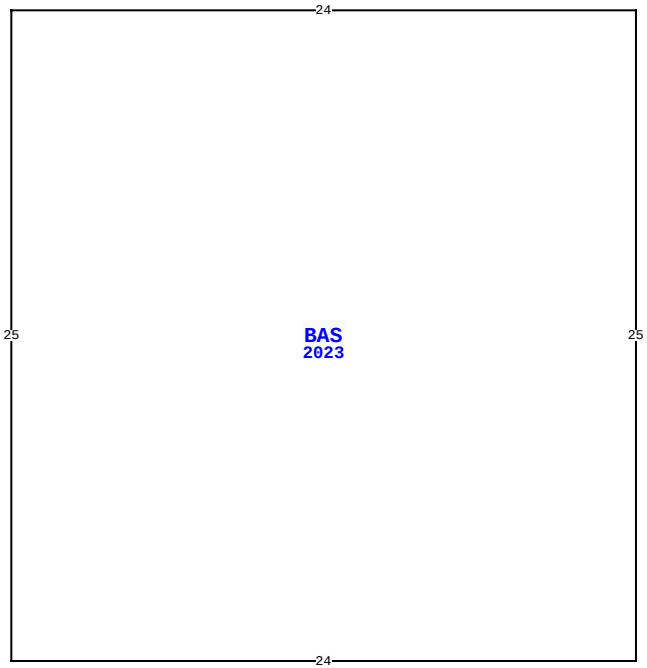
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	0
TOTALS	600		600	0

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	22.14	13,284	2023	2023	0	0	0	0.00	0.00

2 GARAGE RES – 100% - 2023 Heated Area: 600 HX Base Yr 2020



1116 LISA DERINGER PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,243
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,040
TOTAL MARKET VALUE		326,283
SOH/AGL Deduction		105,973
ASSESSED VALUE		220,310
TOTAL EXEMPTION VALUE	HX HB VX WR	60,000
BASE TAXABLE VALUE		160,310
TOTAL JUST VALUE		326,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/0346	9/30/2019	QC	U	V	11	100
GRANTOR: DERINGER LISA D						
GRANTEE: DERINGER CHARLES L						
2092/0818	12/30/2016	WD	Q	V	01	77,000
GRANTOR: SIMMONS STEPHEN DANIE						
GRANTEE: DERINGER LISA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,15] E24 S25 W24 N25 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/21/2023 BY KW Total Acres: 7.94 Total Land Value: 127,040 Market: 0 Agricultural: 0 Common: 127,040 PRINTED 08/02/2023 BY SYS