

TRACT 4
PT OR 80 PG 505
LEE STONER SHORES 3 UNR

PURCELL EMMA LEE
54487 LISA DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	15	CONC BLOCK 70								0100	01	1,948	119.8736	108.19	210,754	1968	1980	0	0	0	24.00	76.00																	
Exterior Wall	19	COMMON BRK 30								1 SINGLE FAM - 100% - 0										Heated Area: 1608										HX Base Yr									
Roof Structur	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	12	HARDWOOD 100																																					
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																																					
BUD8 Adjustme	06	DIST 1D 100																																					
Occupancy	00	NONE 100																																					
Quality		05	Quality Level 05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																		08																		
NEIGHBORHOOD/LOC		8026.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,608	100	1,608	132,217																																			
FGR	460	55	253	20,803																																			
FOP	108	30	32	2,631																																			
FOP	132	30	40	3,289																																			
PTO	297	5	15	1,233																																			
TOTALS		2,605	1,948	160,173																																			
EXTRA FEATURES		54487 LISA DR, CALLAHAN																																					
L N	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	0812	CONCRETE C	0	100	0	0	1,672.00	SF	4.00	4.00	100	1980	1980	3	35	2,341																							
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1968	1968	3	30.4	1,064																							
6	0351	CARPORT MT	0	100	24	18	432.00	SF	10.00	10.00	100	2000	2000	3	20	864																							
7	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2005	2005	3	27	1,296																							
LAND DESCRIPTION		TOTAL OB/XF																		5,565																			
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000100	C	SFR	100		RM	166.00	300.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																						
REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																							

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

160,173

5,565

45,000

210,738

108,103

102,635

55,000

47,635

210,738

0

181,987

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B23007

DEMOLITION

3,800

11/01/2009

6655

NEW CONSTR

60,751

08/07/1990

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0080/0505

1/01/1968

TA U V

3,700

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FOP=[YR=1993] N4 PTO=[YR=2009] N9 W33 S9 E33 \$ W33 S4 E33 \$ W46 S12 FGR=[YR=1993] S20 E23 FOP=[YR=1993] E18 N6 W18 S6 \$ N20 W23 \$ E23 S14 E18 S6 E27 N32 \$.