

TRACT 7  
IN OR 1472/1106  
LEE STONER SHORES 3 UNR

STONE BEN W II & SHERRI D  
54397 LISA DRIVE  
CALLAHAN, FL 32011

2023

37-1N-25-296C-0007-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 06 | DIST 1D 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,204            | 100         | 1,204        | 107,652              |
| FUS       | 704              | 100         | 704          | 62,946               |
| UOP       | 60               | 20          | 12           | 1,073                |
| UOP       | 192              | 20          | 38           | 3,397                |
| TOTALS    | 2,160            |             | 1,958        | 175,068              |

| EXTRA FEATURES |            |             |         |   |
|----------------|------------|-------------|---------|---|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | W |

| L N | OB/XF CODE | DESCRIPTION | BLD CAP | W   | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q    | % COND | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|-----|-------|----|----------|----------------|-----------|---------|-------------|------|--------|-----------------|-------|
| 2   | 0500       | FP-PRE FAB  | 0       | 100 | 0     | 0  | 1.00     | UT 3,500.00    | 3,500.00  | 100     | 1987        | 1987 | 3      | 64              | 2,240 |
| 3   | 0940       | SHEDS/PORT  | 0       | 100 | 20    | 9  | 180.00   | SF 19.50       | 19.50     | 100     | 1995        | 1995 | 3      | 20              | 702   |
| 4   | 0351       | CARPORT MT  | 0       | 100 | 18    | 20 | 360.00   | SF 10.00       | 10.00     | 100     | 2006        | 2006 | 3      | 31              | 1,116 |
| 5   | 0811       | CONCRETE B  | 0       | 100 | 0     | 0  | 2,038.00 | SF 5.20        | 5.20      | 100     | 2011        | 2011 | 3      | 93              | 9,856 |

| LAND DESCRIPTION |          |     |                      |     | TOTAL OB/XF 13,914 |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |
|------------------|----------|-----|----------------------|-----|--------------------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| 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 |
| 1                | 000100   | C   | SFR                  | 100 |                    | RM       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 45,000.00  | 45,000.00      | 45,000     |                             |      |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 08/07/2019 | BY | KB |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100               | 01  | 1,958     | 116.5500    | 105.19         | 205,962        | 1987 | 1992 | 0    | 0    | 0 | 15.00 | 85.00  |

1 SINGLE FAM - 100% - 2009

Heated Area: 1908

HX Base Yr 2009

15

UOP

1993

4

4

37

28

32

6

32

6

32

9

22

14

6

BAS

1993

32

22

32

FUS

1993

BLD DATE

LGL DATE

54397 LISA DR, CALLAHAN

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

| NASSAU COUNTY PROPERTY |                           | PAGE 1 of 2 | 6      |
|------------------------|---------------------------|-------------|--------|
| D                      | VALUATION SUMMARY         |             |        |
| 0                      | VALUATION BY              | STANDARD    |        |
| 9                      | Tax Group: 6              | Tax Dist:   |        |
|                        | BUILDING MARKET VALUE     | 187,837     |        |
|                        | TOTAL MARKET OB/XF VALUE  | 13,914      |        |
|                        | TOTAL LAND VALUE - MARKET | 45,000      |        |
|                        | TOTAL MARKET VALUE        | 246,751     |        |
|                        | SOH/AGL Deduction         | 95,958      |        |
|                        | ASSESSED VALUE            | 150,793     |        |
|                        | TOTAL EXEMPTION VALUE     | HX HB       | 50,000 |
|                        | BASE TAXABLE VALUE        | 100,793     |        |
|                        | TOTAL JUST VALUE          | 246,751     |        |
|                        | NCON VALUE                | 0           |        |
|                        | INCOME VALUE              |             |        |
|                        | PREVIOUS YEAR MKT VALUE   | 210,349     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R23-04524  | ROOF        | 13,000 | 04/06/2023 |
| 19003362   | GARAGE      | 29,238 | 06/01/2019 |
| B24736     | XFOB        | 3,200  | 05/01/2011 |
| M983127    | H/AC        | 0      | 05/01/1998 |
| 3828       | N/A         | 53,100 | 01/20/1987 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1472/1106                      | 1/18/2007 | WD           | Q      | I      |           | 220,000       |  |
| GRANTOR: JONES ERNEST L & DEBO |           |              |        |        |           |               |  |
| GRANTEE: STONE BEN W II & SH   |           |              |        |        |           |               |  |
| 1471/0319                      | 1/11/2007 | QC           | U      | I      | 07        | 100           |  |
| GRANTOR: TURNAGE GERALDINE     |           |              |        |        |           |               |  |
| GRANTEE: JONES ERNEST L & DE   |           |              |        |        |           |               |  |
| BUILDING NOTES                 |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                      |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W9 UOP=[YR=1993] N4 W15 S4 E15 \$ W37 S28  |  |  |  |  |  |  |  |  |  |
| UOP=[YR=1993] S6 E32 N6 W32 \$ E32 N6 E14 N22\$ PTR= E15 |  |  |  |  |  |  |  |  |  |
| FUS=[YR=1993] E32 S22 W32 N22 \$ W15 \$ .                |  |  |  |  |  |  |  |  |  |

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