TRACT 8
IN OR 2197/1680
LEE STONER SHORES 3 UNR

BROCK DAMON S
54371 LISA DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

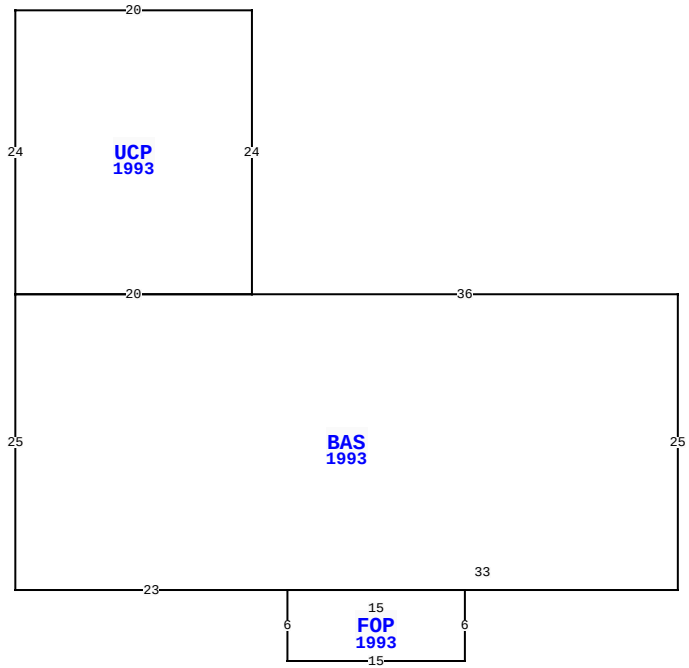
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	113,768
FOP	90	30	27	2,195
UCP	480	20	96	7,801
TOTALS	1,970		1,523	123,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,523	109.1400	98.50	150,016	1981	1981	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1400 HX Base Yr 2018



54371 LISA DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		123,763
TOTAL MARKET OB/XF VALUE		9,490
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		178,253
SOH/AGL Deduction		60,574
ASSESSED VALUE		117,679
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,679
TOTAL JUST VALUE		178,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/1680	5/16/2018	FJ	U	I	11	100
GRANTOR: EMMI NANCY E ESTATE						
GRANTEE: BROCK DAMON S						
2173/0512	1/23/2018	FJ	U	I	11	100
GRANTOR: EMMI NANCY E EST						
GRANTEE: BROCK DAMON S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UCP=[YR=1993] N24 W20 S24 E20$ W20 S25 E23
FOP=[YR=1993] S6 E15 N6 W15$E33 N25$.

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
1	0940	SHEDS/PORT	0	100	8	16	128.00	SF	19.50	19.50	100	1987	1987	3	20	499	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	51.5	1,030	
4	0812	CONCRETE C	0	100	0	0	1,020.00	SF	4.00	4.00	100	1984	1984	3	47	1,918	
5	0940	SHEDS/PORT	0	100	7	7	49.00	SF	20.10	20.10	100	1988	1988	3	20	197	
6	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2000	2000	3	29	5,846	

LAND DESCRIPTION

TOTAL OB/XF 9,490

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	SFR	100	0006	RM	150.00	315.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS