

TRACT 15
IN OR 273/403 & OR 383/754
LEE STONER SHORES 3 UNR

MCLARTY ALAN D & DEBORAH H
54165 LISA DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	15	CONC BLOCK 100	0100	01	1,526	104.6520	94.45	144,131	1977	1990	0	0	0	16.00	84.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1485										HX Base Yr									
Roof Cover	12	MODULAR MT 100	FST 1993 BAS 2008 BAS 1993																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 70																																	
Interior Floo	13	LVT/LAMNT 30																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		3 100																																	
Bathrooms		2 100																																	
Frame	03	MASONRY 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	1,170	100	1,170	92,826																															
BAS	315	100	315	24,992																															
FST	75	55	41	3,252																															
TOTALS			1,560		1,526	121,070																													
EXTRA FEATURES			54165 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																			
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	6.00	6.00	100	1980	1980	3	20	173																				
2	0681	POLE SHED	0 100	10	22	220.00	SF	15.00	15.00	100	1990	1990	3	20	660																				
3	0350	CARPORT WD	0 100	14	22	308.00	SF	8.58	8.58	100	1990	1990	3	20	529																				
4	0940	SHEDS/PORT	0 100	12	22	264.00	SF	30.00	30.00	100	1990	1990	3	20	1,584																				
5	0940	SHEDS/PORT	0 100	16	9	144.00	SF	30.00	30.00	100	1990	1990	3	20	864																				
6	0810	CONCRETE A	0 100	0	0	40.00	SF	6.50	6.50	100	2020	2020	3	99	257																				
TOTAL OB/XF 4,067																																			
LAND DESCRIPTION																																			
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	150.00	400.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																		
REVIEW DATE 07/20/2021 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																			

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