

TRACT 16 (EX S-1)
IN OR 898/22
LEE STONER SHORES 3 UNR

PHILLIPS NELVIN L & ELIZABETH
54149 LISA DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0016-0000



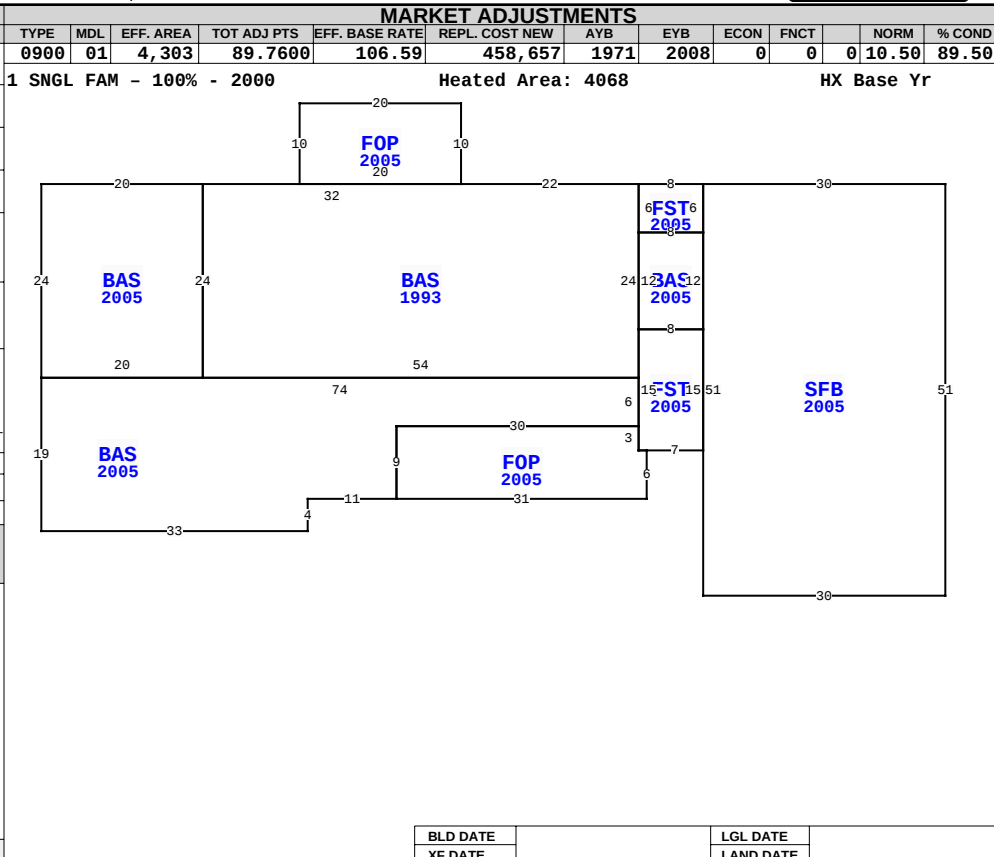
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
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	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	1,296	100	1,296	123,636
BAS	96	100	96	9,159
BAS	480	100	480	45,791
BAS	972	100	972	92,726
FOP	200	30	60	5,724
FOP	276	30	83	7,918
FST	48	55	26	2,480
FST	120	55	66	6,296
SFB	1,530	80	1,224	116,767
TOTALS	5,018		4,303	410,498

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0350	CARPORT WD	0 100	14	12	168.00	SF	13.00	13.00	100	1980
4	0812	CONCRETE C	0 100	0	0	4,827.00	SF	4.00	4.00	100	2006
6	0510	GARAGE WD-	0 100	28	55	1,540.00	SF	35.00	35.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RM	144.00	415.00	1.00	LT	1.00



54149 LISA DR, CALLAHAN

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0350	CARPORT WD	0 100	14	12	168.00	SF	13.00	13.00	100	1980
4	0812	CONCRETE C	0 100	0	0	4,827.00	SF	4.00	4.00	100	2006
6	0510	GARAGE WD-	0 100	28	55	1,540.00	SF	35.00	35.00	100	2015

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RM	144.00	415.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						410,498					
TOTAL MARKET OB/XF VALUE						61,087					
TOTAL LAND VALUE - MARKET						45,000					
TOTAL MARKET VALUE						516,585					
SOH/AGL Deduction						0					
ASSESSED VALUE						516,585					
TOTAL EXEMPTION VALUE						13 516,585					
BASE TAXABLE VALUE						0					
TOTAL JUST VALUE						516,585					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						380,192					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008708	REPAIR/RRF	33,265	06/07/2022
B1530788	GARAGE	66,728	07/01/2015
B11467	GARAGE	56,067	07/01/2003
R5289	REPAIR/RRF	2,000	07/01/2003
R5290	REPAIR/RRF	2,000	07/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0898/0022	9/01/1999	WD	U	I	01	89,000	
GRANTOR: PHILLIPS LOITA I							
GRANTEE: PHILLIPS NELVIN & E							
0087/0583	1/01/1968	TA	U	V		1,795	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
BUILDING DIMENSIONS											
SFB=[YR=2005] W30 FST=[YR=2005] W8 BAS=[YR=1993] W22											
FOP=[YR=2005] N10 W20 S10 E20 \$ W32 BAS=[YR=2005] W20 S24											
BAS=[YR=2005] S19 E33 N4 E11 FOP=[YR=2005] E31 N6											
FST=[YR=2005] E7 N15 BAS=[YR=2005] N12 W8 S12 E8 \$ W8 S15											
E1 \$ W1 N3 W30 S9 \$ N9 E30 N6 W74 \$ E20 N24 \$ S24 E54 N24 \$											
S6 E8 N6 \$ S51 E30 N51 \$.											